

Development Application for Draft Plan of Subdivision / Vacant Plan of Condominium

Complete Application

The application must be completed by the owner or authorized agent. Where the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will protect and preserve the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

The requested information in this application form must be provided by the applicant and will be used to process the application pursuant to the requirements of Section 51 of the Planning Act, Ontario [Regulation 544/06](#), and the Condominium Act.

A pre-submission meeting may be requested by staff or arranged at the request of the applicant. A pre-submission review is not required prior to submission of this application but can be provided upon request.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete submission, the applicant will be contacted and provided further direction for payment options.

Pre-Consultation Meeting:

Pre-consultation is highly recommended for Draft Plan of Subdivision or Vacant Plan of Condominium applications. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed development, discuss opportunities and constraints, and for the County and Agency staff to identify the submission requirements. The requirements, as detailed in the pre-consultation meeting notes, are valid for one year after the meeting date.

If the application for draft plan of subdivision/condominium is being submitted in conjunction with an application for a Zoning By-law Amendment and/or application for an Official Plan Amendment, all applications must be completed and submitted together.



User Fees:

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)
Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

An additional agency plan review fee may apply. Please see below for more information and forward fees directly to the applicable agency, as required:

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)

Development Application Process

Additional studies required for a complete application shall be at the applicant's sole expense. Peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

The County will refund the original fee if applicants withdraw their applications before circulation. If your drawings are recirculated, there will be an additional fee. If more than three reviews of engineering drawings are requested due to revisions by the owner or failure to revise engineering drawings as requested, the County will charge an additional fee.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or planning@norfolkcounty.ca.

The information submitted on this form is collected under the authority of the Freedom of Information and Protection of Privacy Act (FIPPA) and Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) for Norfolk County employees to use for the purpose of preparing and registering a development agreement.

Questions about the collection of personal information through this form may be directed to the Agreement and Development Coordinator or Information and Privacy Coordinator, Corporation of Norfolk County, 50 Colborne Street South, Simcoe ON



For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-Consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Check the type of planning application(s) you are submitting.

- Draft Plan of Subdivision
- Vacant Plan of Condominium
- Condominium Exemption

Please describe the proposed development

Redline revisions to amend or remove original draft plan conditions and update lot fabric in response to County
 Engineering comments

Property Assessment Roll Number: 49200826600

A. Applicant Information

Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change

Registered Owner(s)

Company Name: _____ Phone number: 416-878-3839

Contact Name: Saraswati Devi Dasi, Sharma Ghanshyam, Sharma Shobna E-mail: Devidasi13@hotmail.com

Address: 1141 Morningside Ave. Date property was acquired: _____

Municipality/Postal Code: M1B 0A7

Authorized Applicant (if different than registered owner)

Company Name: _____ Municipality/Postal Code: _____

Contact Name: _____ Phone number: _____

Address: _____ E-mail: _____

Authorized Agent

Company Name: G. Douglas Vallee Limited Address: 2 Talbot Street North, Simcoe Ontario

Contact Name: Scott Puillandre Municipality/Postal Code: N3Y 3W4



Phone number: 519-426-6270

E-mail: scottpuillandre@gdvallee.ca

Name of Surveyor

Company Name: _____

Municipality/Postal Code: _____

Contact Name: _____

Phone number: _____

Address: _____

E-mail: _____

Name of Solicitor

Company Name: _____

Municipality/Postal code: _____

Contact Name: _____

Phone number: _____

Address: _____

E-mail: _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

Owner

Applicant

Agent

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

None

B. Location, Legal Description and Property Description

1. Legal description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PLAN 216 LOTS 32 TO 37 LOTS 44 TO 48

Municipal address: _____

Present Official Designation(s):

Urban Residential

Present zoning:

R4 with Special provision 10.1024

Date of acquisition of the subject property (if known): _____

2. Is the property encumbered by any easements (existing or proposed)? If so, please describe:

None



3. Please complete the description of proposed uses:

Proposed Land Uses	Number of Residential Units	Number of Lots/ Blocks	Area in Hectares	Density Proposed (Units Per Hectare)	Parking Provided
Single Detached Dwellings					
Semi-Detached Dwellings					
Townhouse Dwellings (street, stacked, group)	30	7	1.3		
Apartments Residential					
Additional Residential Units					
Other residential (Specify)					
Commercial					
Office					
Industrial					
Institutional					
Open Space (i.e. parks)					
Agricultural					
Roads					
Other (specify)		1 SWM	0.31		
TOTAL					

4. Additional information for Vacant Plan of Condominium applications only:

i. Describe the condominium details:

ii. Has the site plan been approved? Yes No

Site plan file number: _____

iii. Has a site plan agreement been registered? Yes No



- iv. Has a building permit been issued? Yes No
- v. Is the proposed development under construction? Yes No
- vi. Is this a conversion of an existing building containing rental residential units?
 Yes No

If yes, indicate the number of units to be converted: _____

- vii. Does the development include affordable housing units? Yes No

If yes, indicate the number of units to be converted: _____

C. Existing Land Uses for the Site and Surrounding Area

- 1. Describe the existing use and if known the length of time the existing uses have continued on the subject lands:

Vacant

- 2. Are any existing buildings on the subject lands designated under the Ontario Heritage Act as being of significant heritage value or interest?

Yes No

If yes, identify and provide details of the building:

- 3. Indicate land use of abutting properties

Residential, Park and vacant lands

- 4. Is the proposal part of a phased development? If so, provide the name of the phased development and associated file number of the previous phases:

No

- 5. Has the subject property ever been, or currently is the subject of a Planning Act application?

- Plan of Subdivision Yes No
- Official Plan Amendment Yes No
- Zoning Bylaw, or Zoning Order Amendment Yes No



- Site Plan Yes No
- Consent/Minor Variance Yes No

If yes, please indicate the application file number and the status of the application _____

6. Is the subject property covered by a Minister's zoning order?

Yes No

If yes, indicate the Ontario Regulation Number: _____

7. Is the water, sewage, or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?

Yes No

8. Related Planning Applications – List all existing and proposed development applications affecting lands within 120 metres of the subject property:

Type of Planning Act application	File No.	Address
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

D. Previous Use of Lands:

1. Has there been industrial or commercial use on the subject lands or adjacent lands?

Yes No Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

Provide the information you used to determine the answers to the above questions:

review of historical land uses

3. If you answered yes to any of the above questions in Section D, a land uses inventory listing all known former land uses of the subject lands, and/or when applicable, the adjacent lands, is required.

Is the land use inventory of former land uses attached? Yes No

E. Provincial Policy

1. Complete the following Environmental Features, Infrastructure and Development Context table as required:

Environmental Features, Infrastructure and Development Context	On-site	Within 500 metres
Class I Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Class II Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Class 3 Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Landfill site	<input type="checkbox"/>	<input type="checkbox"/>
Sewage treatment plant and waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/>
Significant wetlands	<input type="checkbox"/>	<input type="checkbox"/>
Significant habitat of endangered and threatened species	<input type="checkbox"/>	<input type="checkbox"/>
Significant fish habitat, valley lands, areas of natural and scientific interest, wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive groundwater recharge areas, headwaters and aquifers	<input type="checkbox"/>	<input type="checkbox"/>
Erosion hazards	<input type="checkbox"/>	<input type="checkbox"/>
Floodplains	<input type="checkbox"/>	<input type="checkbox"/>
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>
Existing and/or planned controlled access highways or freeways	<input type="checkbox"/>	<input type="checkbox"/>
High voltage electric transmission line	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural operations	<input type="checkbox"/>	<input type="checkbox"/>
Mineral aggregate resource area	<input type="checkbox"/>	<input type="checkbox"/>
Mineral aggregate operations	<input type="checkbox"/>	<input type="checkbox"/>
Existing pits and quarries	<input type="checkbox"/>	<input type="checkbox"/>
Significant archaeological resources	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous sites ²	<input type="checkbox"/>	<input type="checkbox"/>
Source water protection (Wellhead Protection Area (WHPA) A, B or C; Issue Contributing Area; Intake Protection Zone	<input type="checkbox"/>	<input type="checkbox"/>

¹ Class 1, 2,3 Industrial Use – Refer to [D-6-1 Industrial Categorization Criteria](#) of the Ministry of the Environment Conservation and Parks

² Hazardous sites - means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards.

2. For each feature or development circumstance of potential concern identified in Section E.1. explain how regard was had to the Provincial Planning Statement.

3. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the Provincial Planning Statement?

Yes No

If no, please explain: _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water

Individual wells

Communal wells

Other (describe below):

Storm Drain

Storm sewers

Open ditches

Other (describe below):

Sewage Treatment

Municipal sewers

Communal system

Existing or proposed access to subject lands

Municipal road

Provincial highway



Septic tank and tile bed in good working order

Unopened road

Other (describe below):

Name of road/street: Banstead St
Other (describe below):

2. Is the property located within a designated municipal drain boundary?

G. Other Information

1. Does the application involve a local business? Yes No

If yes, how many jobs are provided on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.
Redline to amend previously approved draft plan conditions and updated lot fabric in response to county engineering comments.

The following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan



- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Heritage Impact Assessment
- Environmental Impact Study
- Agricultural Impact Assessment
- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Stormwater Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required

All other requirements as per the pre-consultation meeting will apply. All final plans must include the owner's signature as well as the engineer's signature and seal. The statement of acknowledgement must be signed in this regard.

"I confirm that the required drawings have been completed and submitted as specified in the general requirements along with the requirements outlined in the Pre-consultation notes. I understand that the application may not be deemed complete until planning staff are satisfied with the content and format of the required drawings."

Authorized Applicant/Agent Signature

March 27, 2026

Date

H. Development Agreements

A development agreement will be required as part of the subdivision and condominium applications. You should contact the Agreement Administrator for further details of the requirements, including but not limited to insurance coverage, professional liability for the engineer(s), additional fees and performance securities.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

J. Permission to Enter Subject Lands

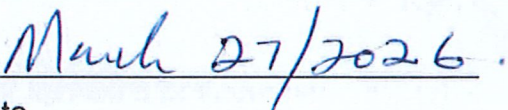
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purpose of making inspections associated with this application, during normal and reasonable working hours.

K. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/ Authorized Applicant Signature



Date

L. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Devi Dasi Saraswati and Sharma Ghanshyam, Sharma Shobna am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature]
Owner

March 27/2026
Date

x [Signature]
Owner

March 27/2026
Date

x [Signature] (SHOBNA SHARMA)

M. Declaration

I, Devi Dasi Saraswati of Scarborough

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Town of Simcoe

[Signature]

Owner/Authorized Applicant Signature

In Norfolk County

This 27 day of March

A.D., 2026 [Signature]

A Commissioner, etc.



vallee

*Consulting Engineers,
Architects & Planners*

April 10, 2026

Norfolk County
Community and Development Services
12 Gilbertson Dr.
Simcoe ON N3Y 3A3

Attention: Alisha Cull, BES, MCIP, RPP, Ec.D.

**Reference: Redline revision to Draft Plan of Subdivision Conditions
Banstead Subdivision – Delhi (28TPL2021323)
Project #05-140**

G. Douglas Vallee Limited (Vallee) has been retained by the applicants of the Banstead Subdivision in Delhi (28TPL2021323) to make application for a redline revision to Banstead draft plan of subdivision 28TPL2021323.

This plan of subdivision received draft plan approval in August 2022. Since receiving draft plan approval, Vallee has been working with Norfolk County Development Engineer regarding the detailed engineering plans required to support the development.

The intent of this letter is to provide a comprehensive outline of the requested revisions to the approved draft plan of subdivision approved in August 2022. Table 1 below provides a complete analysis of the requested revisions.

Included with this request are the following documents:

- Norfolk County Council Decision Report with current draft plan conditions.
- Currently approved draft plan of subdivision prepared by G. Douglas Vallee Limited.
- Updated redline draft plan of subdivision prepared by G. Douglas Vallee Limited.

Table 1: Requested revisions to Draft Plan Conditions for 28TPL2021323

Draft Plan	Requested Revision	Comment
Block 9	Remove Block 9 to align with County Engineering comments.	Norfolk County Development Engineering has requested the sanitary sewer be located within the existing stormwater management block (Block 8) to provide a consistent county-owned block.

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Consulting Engineers, Architects & Planners



Authorized by the Association of Professional Engineers of Ontario to offer professional engineering services.



Ontario Association
of Architects

<p>Block 1</p>	<p>Shift the location of Block 1 (units 14-16) to align with easterly limits of the development.</p>	<p>Norfolk County Development Engineering has requested the sanitary sewer be located within the existing stormwater management block (Block 8) to provide a consistent county owned block.</p> <p>Moving this block will allow space for the sanitary sewer to be located within the stormwater management block (SWM) – Block 8.</p>
<p>Block 8</p>	<p>Enlarge Block 8 to allow for sufficient space to accommodate the sanitary sewer.</p>	<p>Norfolk County Development Engineering has requested the sanitary sewer be located within the stormwater management block (Block 8) to provide a consistent county owned block.</p> <p>Enlarging this block will allow space to accommodate the construction of the sanitary sewer.</p>
<p>Condition #22</p> <p>AND FURTHER THAT the Owner shall agree to include in the Agreement the recommendations and specifications from the Norfolk County Design Criteria as it relates to trails and walkways to the satisfaction of Norfolk County Community and Emergency Services.</p>	<p>Remove condition</p>	<p>The intent and purpose of this condition is unclear.</p> <p>We kindly request this condition be removed.</p>
<p>Condition #28</p> <p>AND FURTHER THAT the Owner shall agree to design and construct the Sanitary and Storm infrastructure that utilizes Delhi Lions Park at no cost</p>	<p>AND FURTHER THAT the Owner shall agree to design and construct the Sanitary infrastructure that utilizes Delhi Lions Park at no cost to and to the satisfaction of Norfolk County Operations Division and</p>	<p>The currently approved condition indicated sanitary and storm infrastructure will be constructed over Delhi Lions Park.</p> <p>The only proposed infrastructure being constructed over the park will be a sanitary sewer.</p>


<p>to and to the satisfaction of Norfolk County Operations Division and Engineering & Infrastructure Services Division</p>	<p>Engineering & Infrastructure Services Division</p>	<p>We kindly request this condition to be updated for clarity in ease of clearance.</p>
<p>Condition #29</p> <p>AND FURTHER THAT the Owner shall agree to make payment in consideration for the ability to utilize the park for the Sanitary and Storm infrastructure in the amount that is at least equal to 100% of the cost to install a sanitary pump station over and above the cash in lieu of parkland to the satisfaction of Norfolk County Operations Division and Engineering & Infrastructure Services Division.</p>	<p>Remove Condition</p>	<p>This condition was imposed by the previous Norfolk County Council. At the time, Council felt that allowing the gravity sanitary sewer to cross the park in lieu of the pumping station solely benefited the developer and therefore required monetary compensation paid to Norfolk County.</p> <p>However, the installation of a municipal pumping station is not the desired servicing solution as it would come with annual operational and maintenance costs incurred by Norfolk County.</p> <p>The developer should not be penalized for installing the preferred servicing options (gravity sanitary sewer) over municipally owned property.</p> <p>Requiring cash payment in addition to the costs associated with installing the preferred servicing option will make this development economically unfeasible.</p> <p>We kindly request this condition be removed.</p>
<p>Condition #49</p> <p>AND FURTHER THAT the Owner agrees that where a holding (“H”) symbol appears on the zoning</p>	<p>AND FURTHER THAT the Owner agrees that where a holding (“H”) symbol appears on the zoning schedule, that Norfolk County shall only consider removal of the “H” symbol upon satisfaction that</p>	<p>The current approved condition requires the construction and installation of municipal services in order to satisfy this condition.</p>

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

<p>schedule, that Norfolk County shall only consider removal of the “H” symbol upon satisfaction that municipal water service is available and can be allocated and municipal sewer capacity is confirmed to be available, and that all sanitary sewer and water main systems have been constructed and installed in accordance with the development agreement and connected to existing facilities that are in operation.</p>	<p>municipal water service is available and can be allocated and municipal sewer capacity is confirmed to be available, and that all sanitary sewer and water main systems will be constructed and installed in accordance with the approved engineering plans.</p>	<p>Municipal services will be constructed and installed upon registration of the subdivision agreement or execution of a pre-servicing agreement.</p> <p>The requested revision ensures the owner is aware of the requirement to construction and install the services.</p>
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We trust that the revisions outlined in this letter will be to the County's satisfaction. We look forward to continuing to work with you on this project.

Yours Truly,



Scott Puillandre, CD, RPP, MCIP, MSc
Senior Planner

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2005\05-140 Banstead & Ewell St Delhi\AGENCY\Redline Application\Working Files\Banstead Subdivision (05-140) - Redline Revision Request.docx

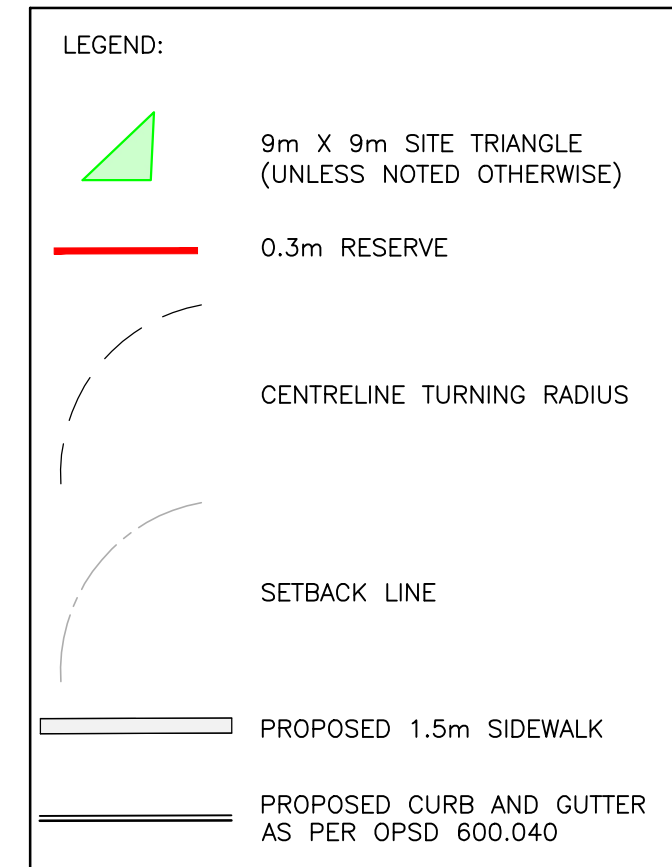
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Consulting Engineers, Architects & Planners



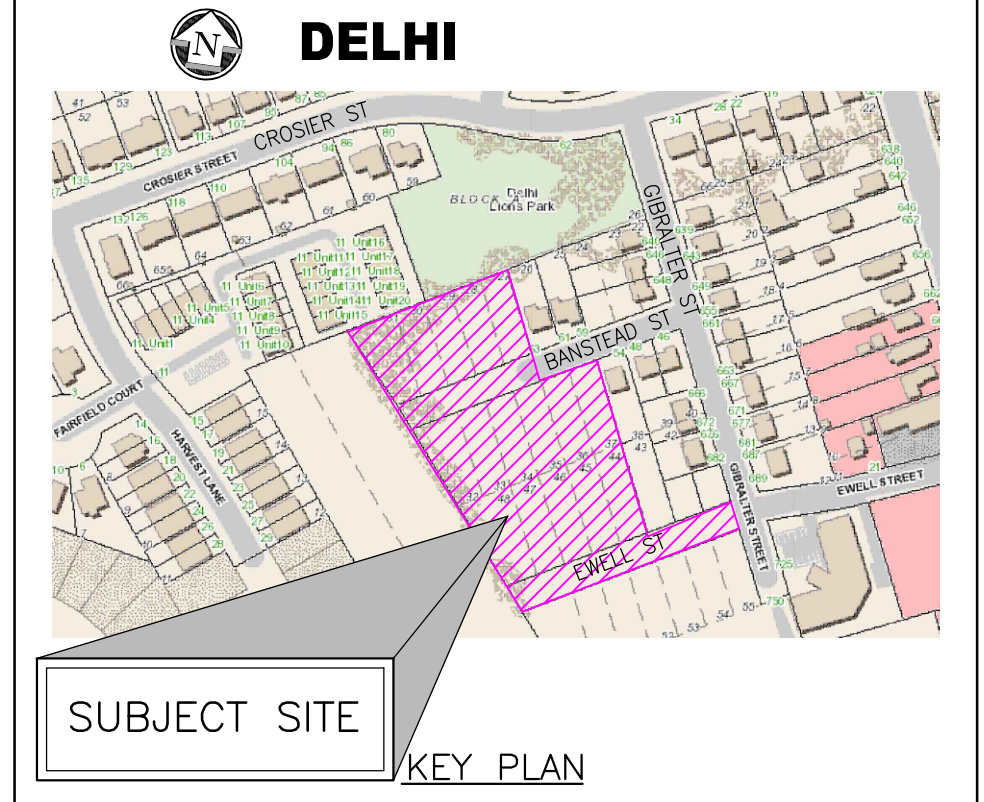
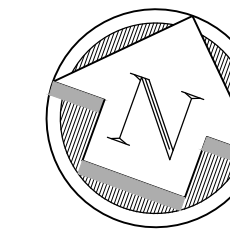
Authorized by the Association of Professional Engineers of Ontario to offer professional engineering services.



LAND USE TABLE			
LOT OR BLOCK	PROPOSED LAND USE	AREA	UNITS
TOWNHOUSE BLOCK	TOWNHOUSES	0.72ha	30
ROAD	ROAD	0.37ha	
BLOCK 8	SWM & SERVICING BLOCK	0.35ha (23.5%)	
BLOCK 9	FUTURE ROAD EXTENSION	0.05ha (3.4%)	
TOTAL RESIDENTIAL AREA		0.72ha	
TOTAL		1.49 ha	30



ZONING TABLE				
URBAN RESIDENTIAL TYPE 4 ZONE (R4)				
PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.4.2	PERMITTED USES	STREET TOWNHOUSE	STREET TOWNHOUSE	
5.4.2 a)	i) INTERIOR	156m ²	185m ²	
	ii) CORNER	264m ²	299m ²	
5.4.2 b)	i) INTERIOR	6.5m	6.5m	
	ii) CORNER	11m	11.0m	
5.4.2 c)	MINIMUM LOT FRONTAGE			
5.4.2 d)	MINIMUM FRONT YARD SETBACK	6m	6.0m	
5.4.2 e)	MINIMUM EXTERIOR SIDE YARD SETBACK	6m	3.0m	PROPOSED REDUCTION
5.4.2 f)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m	
5.4.2 g)	MINIMUM REAR YARD SETBACK	7.5m	7.5m	
5.4.2 h)	MINIMUM SEPARATION BETWEEN TOWNHOUSE DWELLINGS	2m	2.4m	
5.4.2 i)	MAXIMUM BUILDING HEIGHT	11m	11m MAX	BUILDING DESIGN TO BE COMPLETED AT A LATER STAGE
5.4.3	Notwithstanding the required side yard, on a mutual side lot line separating two (2) attached townhouse units, no interior side yard is required where the walls are joined, where the walls are not joined, a 1.2 metre side yard shall be required.			
5.4.4	No more than eight (8) dwelling units shall be located in a townhouse dwelling.			
3.6 DECKS AND PORCHES REQUIREMENTS				
3.6 a)	MINIMUM INTERIOR SIDE YARD DECK SETBACK	1.2m	1.2m	
3.6 c)	MINIMUM REAR YARD DECK SETBACK	3m	4.5m	
4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES				
	SINGLE AND SEMI-DETACHED DWELLING	2 SPACES PER UNIT	60	



DRAFT PLAN OF SUBDIVISION
OF
LOT 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 44, 45, 46, 47 AND 48
PART OF BANSTEAD STREET REGISTERED PLAN 216
TOWN OF
DELHI
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED: _____

ONTARIO LAND SURVEYOR

OWNER'S CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.

DATED: _____

OWNER: _____

OWNER: _____

OWNER: _____

- SECTION 51 (17) PLANNING ACT, R.S.O. 1990**
- THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR, SHOWN ON DRAWING
 - THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS; SHOWN ON DRAWING
 - ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART; SHOWN ON DRAWING
 - THE PURPOSE FOR WHICH THE PROPOSED ARE TO BE USED; BLOCK 1 THROUGH 7 ARE TO BE USED FOR STREET TOWNHOUSES
 - THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING
 - THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS; SHOWN ON DRAWING
 - NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING IF APPLICABLE.
 - THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES; A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - THE NATURE AND POROSITY OF THE SOIL; SOIL NATURE - SAND & LOAM; SOIL POROSITY - HIGH
 - EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
 - THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS; NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED.

DATE	REVISION
2022.08.18	SUBMITTED FOR DRAFT PLAN APPROVAL
2026.03.17	REVISED SWM/SERVICING BLOCK, BLOCK 1 & BLOCK 7

SUBDIVISION DRAFT PLAN

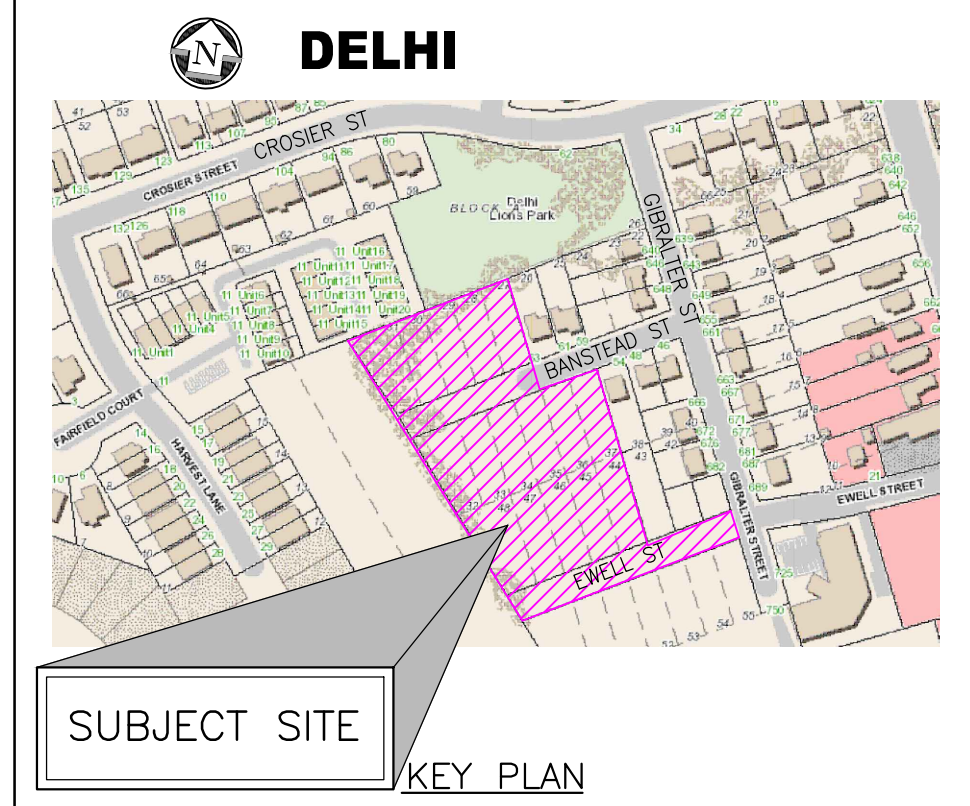
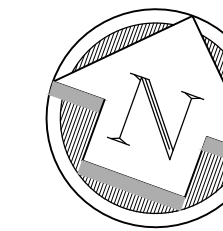
TOWN OF DELHI

DRAWN BY: KM	DESIGNED BY: ED	CHECKED BY: ED	SCALE 1:500
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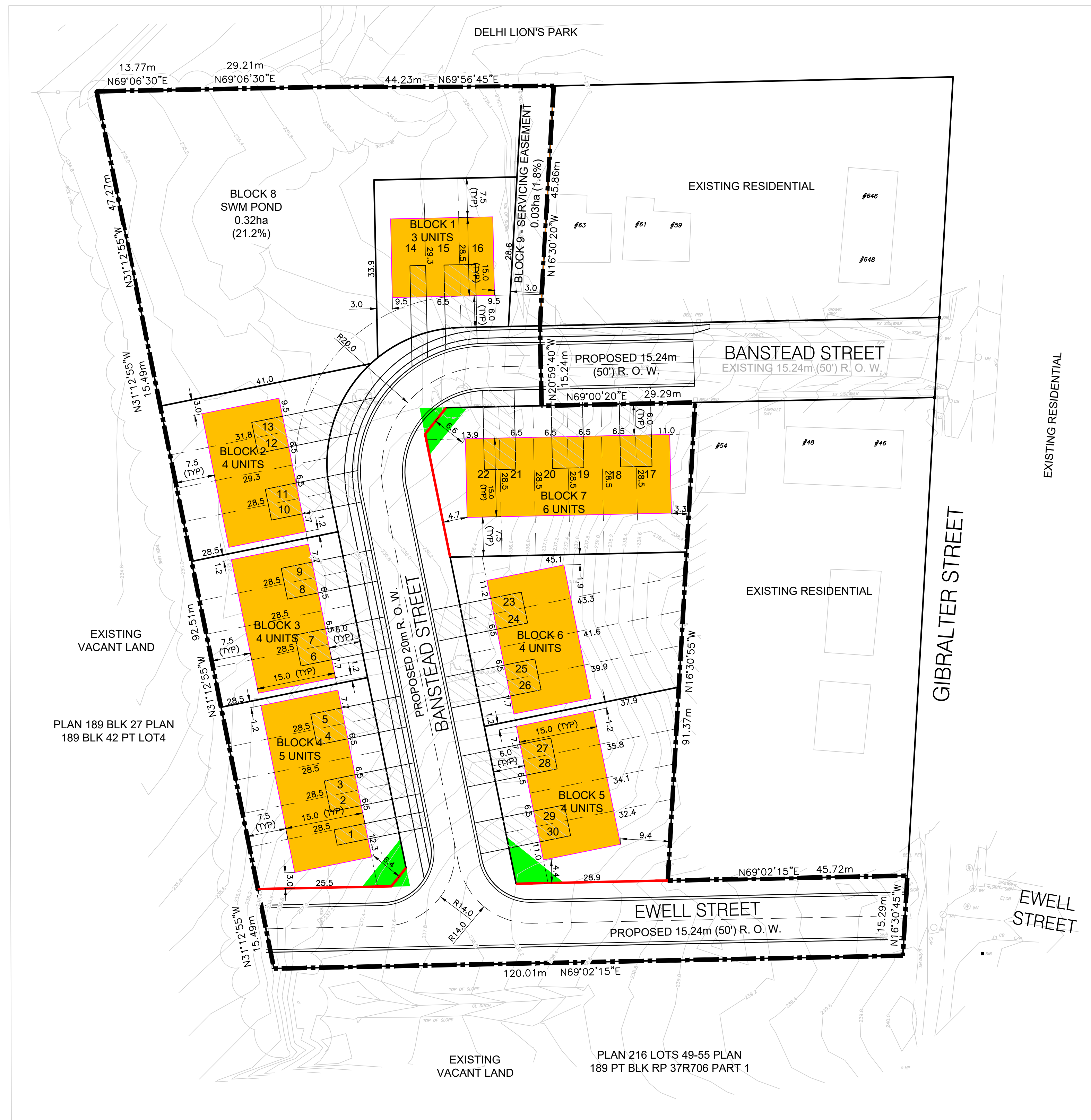
<p>G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270</p>	DATE AUGUST 2022
	DRAWING NO. 05-140-DP

LAND USE TABLE			
LOT OR BLOCK	PROPOSED LAND USE	AREA	UNITS
TOWNHOUSE BLOCK	TOWNHOUSES	0.72ha	30
ROAD	ROAD	0.42ha	
N/A	STORMWATER	0.32ha (21.2%)	
N/A	SERVICE EASEMENT	0.03ha (1.8%)	
TOTAL RESIDENTIAL AREA		0.72ha	
TOTAL		1.49 ha	30

ZONING TABLE				
URBAN RESIDENTIAL TYPE 4 ZONE (R4)				
PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.4.2	PERMITTED USES	STREET TOWNHOUSE	STREET TOWNHOUSE	
5.4.2 a)	MINIMUM LOT AREA			
	i) INTERIOR	156m ²	185m ²	
	ii) CORNER	264m ²	299m ²	
5.4.2 b)	MINIMUM LOT FRONTAGE			
	i) INTERIOR	6.5m	6.5m	
	ii) CORNER	11m	11.0m	
5.4.2 c)	MINIMUM FRONT YARD SETBACK	6m	6.0m	
5.4.2 d)	MINIMUM EXTERIOR SIDE YARD SETBACK	6m	3.0m	PROPOSED REDUCTION
5.4.2 e)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m	
5.4.2 f)	MINIMUM REAR YARD SETBACK	7.5m	7.5m	
5.4.2 g)	MINIMUM SEPARATION BETWEEN TOWNHOUSE DWELLINGS	2m	2.4m	
5.4.2 h)	MAXIMUM BUILDING HEIGHT	11m	TBD	BUILDING DESIGN TO BE COMPLETED AT A LATER STAGE
5.4.3	Notwithstanding the required side yard, on a mutual side lot line separating two (2) attached townhouse units, no interior side yard is required where the walls are joined, where the walls are not joined, a 1.2 metre side yard shall be required.			
5.4.4	No more than eight (8) dwelling units shall be located in a townhouse dwelling.			



LEGEND:	
	9m X 9m SITE TRIANGLE
	0.3m RESERVE
	CENTRELINE TURNING RADIUS
	SETBACK LINE
	PROPOSED 1.5m SIDEWALK
	PROPOSED CURB AND GUTTER AS PER OPSD 600.040



DRAFT PLAN OF SUBDIVISION
OF
LOT 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 44, 45, 46, 47 AND 48
PART OF BANSTEAD STREET REGISTERED PLAN 216
TOWN OF
DELHI
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED: _____

ONTARIO LAND SURVEYOR

OWNER'S CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.

DATED: _____

OWNER: _____

OWNER: _____

OWNER: _____

SECTION 51 (17) PLANNING ACT, R.S.O. 1990

- (a) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR, SHOWN ON DRAWING
- (b) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ADJUTS, SHOWN ON DRAWING
- (c) ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART, SHOWN ON DRAWING
- (d) THE PURPOSE FOR WHICH THE PROPOSED ARE TO BE USED; BLOCK 1 THROUGH 7 ARE TO BE USED FOR STREET TOWNHOUSES
- (e) THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING
- (f) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS; SHOWN ON DRAWING
- (g) NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING IF APPLICABLE.
- (h) THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES; A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
- (i) THE NATURE AND POROSITY OF THE SOIL; SOIL NATURE - SAND & LOAM; SOIL POROSITY - HIGH
- (j) EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
- (k) THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
- (l) THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS; NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED.

DATE	REVISION

SUBDIVISION DRAFT PLAN

TOWN OF DELHI

DRAWN BY:	DESIGNED BY:	CHECKED BY:	SCALE
KM	ED	ED	1:500

DATE	
NOVEMBER 2020	
DRAWING NO.	
05-140-DP	

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270



Working together with our community

Council Meeting – October 05, 2022

Subject: 28TPL2021323 and ZNPL2021324 – Banstead Zoning By-law
Amendment and Draft Plan of Subdivision, Delhi
Report Number: CD-22-099
Division: Community Development
Department: Planning
Purpose: For Decision

Recommendation(s):

THAT application ZNPL2021324, affecting the lands described as Lots 27 to 37 and Lots 44 to 48, Plan 216, Urban Area of Delhi, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 from 'Development Zone (D)' and Urban Type 1 Zone (R1-A) to 'Urban Residential Type 4 Zone (R4)' with special provision 10.1024 and a holding provision and to Open Space Zone (OS) with special provision 10.1024 with a holding provision, BE APPROVED, as shown in Attachment A to Report CD-22-099;

AND THAT the draft plan of subdivision application 28TPL2021323, affecting the lands described as Lots 27 to 37 and Lots 44 to 48, Plan 216, Urban Area of Delhi, Norfolk County, BE APPROVED, as shown in Attachment E and with the conditions as shown in Attachment B to Report CD-22-099;

AND FURTHER THAT no public input was received for this application and therefore was not considered as part of the decision.

Executive Summary:

An application has been received to approve a Draft Plan of Subdivision for 30 townhouse units with an associated Zoning By-Law amendment to change the current zoning from "Development Zone (D)" to "Residential Type 4 Zone (R4)". The Zoning By-Law amendment application will require a special provision to reduce the required exterior side yard setback from 6 meters to 3 meters.

A road closure application has also been submitted in association with this planning applications to close a part of Ewell Street and Banstead Street in order to include portions of those unopened roads into the proposed draft plan of subdivision. A successful completion of the road closure application will be a condition of the draft plan of subdivision application.

Pursuant to the Planning Act, R.S.O. 1990, C. P. 13, a Public Hearing was held by the Public Hearings Committee on March 1st, 2022 to provide information and receive

comments about the proposed development. The purpose of this report is to make recommendation in regards to the proposed development.

The subject application is consistent with the Provincial Policy Statement, 2020, and conforms to the intent of the Official Plan.

Discussion -

See Public Hearing Committee report CD-22-013 (<https://pub-norfolkcounty.escribemeetings.com/FileStream.ashx?DocumentId=4583>) for additional background information on the site, proposal and context.

Site Context:

The 1.3 hectares subject lands are located within urban boundary of Delhi. The subject lands are located west of Gibraltar Street with a portion of the lands located north of the Banstead Street unopened road allowance and the other portion of the lands are between the Banstead Street and Ewell Street road allowances as shown in Figure 1. Currently the subject lands are a part of registered subdivision RP-0216 which also established Banstead Street and Ewell Street road allowances.

A small community park is located to the northeast of the subject lands. Lands on the south side of the Ewell Street road allowance are zoned Community Institutional and are occupied by Delhi Long Term Care and Delrose Retirement Residence. The lands on the east side are designated Urban Residential and owned by Haldimand Norfolk Housing Corporation. The lands at the west side are currently zoned Light Industrial (ML) and Urban Residential, with approximately 36.5 acres of greenfield lands for future residential development.



Figure 1: Subject Lands own by the applicant and constitute the proposed subdivision

Road Closure Application:

As the proposed development is accessed and serviced by Banstead Street and Ewell Street, a portion of Banstead Street and Ewell Street are requested to be closed and conveyed (Figure 3) to the applicant to be included within the subdivision application. In order not to preclude or negatively impact future development of lands located to the west, it is recommended that maintaining access is imperative. As such, the Ewell Street road location will remain as is with further upgrades to the current County standard for the portion within the proposed subdivision. The Banstead Street road allowance is not required to provide a second access to the lands to the west and is proposed to be closed and revised to facilitate an efficient number of residential units (Figure 2).

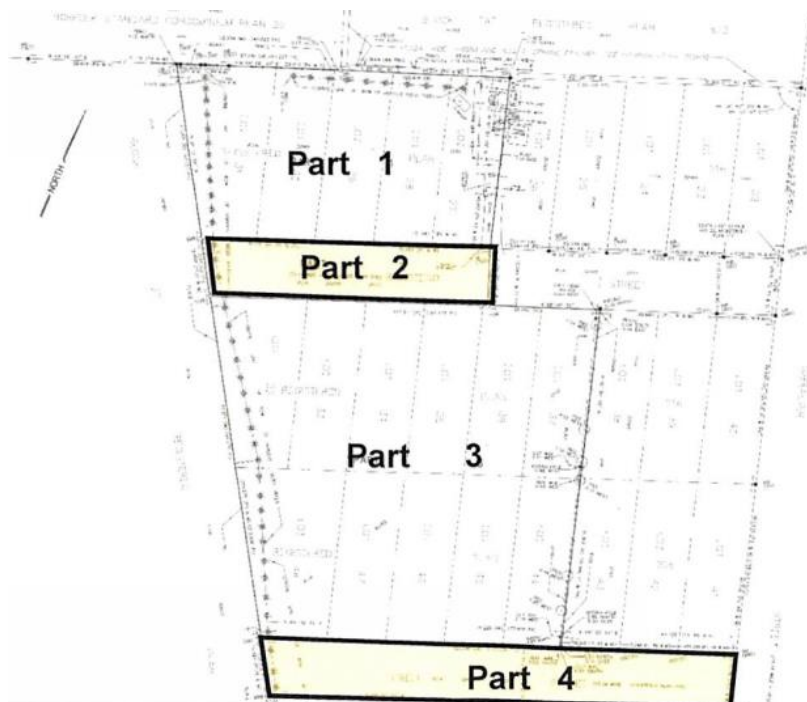


Figure 3: Proposed Road Closure and Conveyance Lands (Part 2 & 4)

A separate application to close and convey these portions of Banstead Street and Ewell Street has been submitted simultaneously with this application. A successful completion of the road closure application will be a condition of the draft plan of subdivision application.

In support of the current application, the applicant has submitted the following revised reports and drawings through a second submission:

1. Engineering plans, by G. Douglas Vallee Ltd., dated 2022-08-18
2. Draft plan, by G. Douglas Vallee Ltd., dated 2022-08-18
3. Functional Servicing Report, by G. Douglas Vallee Ltd., dated 2022-08-18 with Stormwater Management Report, by G. Douglas Vallee Ltd., dated 2022-07-21

4. Security Cost Estimate, by G. Douglas Vallee Ltd., 2022-08-18
5. Existing Banstead Sanitary Sewer Repair Cost Estimate by G. Douglas Vallee Ltd., 2022-08-18
6. Cost Estimate for alternate servicing solution for feasibility review to avoid going through the Park; requiring removal and replacement of Storm sewer and a new Sanitary Pumping station. Prepare by G. Douglas Vallee Ltd., 2022-08-18

Consultation(s) -

Technical Comments / Analysis:

Staff received technical comments from both internal and external Staff and Agencies which are detailed in Attachment C. The circulation comments have been sent to the Agent and a resubmission of reports and drawings are received on August 18, 2022. Based on the revised reports and drawings, there are a number of updated comments made by the Staff which are provided below:

1. Servicing through the adjacent “Delhi Lions Park” is accepted by Development Engineering with certain conditions including conveyance of servicing block-9 for maintenance access;
2. Parks and Operations have confirmed that servicing through the park is acceptable to the County as per the conditions provided by Development Engineering;
3. The unopen road allowance known as Ewell Street within the proposed subdivision will be constructed as per the original approval of the subdivision - RP-0216 in accordance with section 8.2.2 f) of the Official Plan;
4. The 0.31 Ha Stormwater Management Pond will be acceptable with an appropriate access from the public right of Way. An access has been provided to the Pond inlet/outlet per County standards;
5. The developer will be replacing the existing watermain and replacing surface works (curb, granular, asphalt) at the developer's cost;
6. Sidewalk has been provided on one side of the proposed Banstead St and Ewell St. Staff is satisfied with this arrangement;
7. A special provision will be required to allow 7m X 7m Sight Triangle measured back from an intersection of two local roads;
8. The proposed subdivision is reviewed based on the 7 townhouse blocks. A future Part Lot Control application will be required to subdivide the individual townhouse units as separate lots. However, the zoning by-law amendment is written based on the ultimate form of subdivision with individual townhouse lots.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application was held on March 1st, 2022 Public Hearing Committee. No written public submissions were received for this application; however, there were few inquiries made by the members of the community

regarding the proposed development and particularly about housing units, road network, servicing and stormwater management.

Based on feedback received from members of the Committee, Staff worked with the Applicant on the servicing extension over Lions Park and few other issues, and have the following comments:

Servicing Easement over Lions Park: The Applicant proposed a sanitary line and stormwater overflow connection over a portion of Lions Park. Staff requested further information and rationale for not using the existing infrastructure along Gibraltar Street. The Applicant provided an estimate to connect with the existing infrastructure on Gibraltar Street which indicates that an infrastructure update will be required with an additional forcemain and a pumping station which would not economically viable for the proposed development. The proposed connection over Lions Park is also discussed with Park Operations, and the following was identified:

1. Currently the plan is to retain Lions Park in public ownership;
2. It is not uncommon to have servicing connection owned by the municipality through a park or open space. Maintenance or access on a portion of the park should not restrict a future transfer of another portion of the lands of Lions Park, if the County wish to do so;
3. All infrastructure cost of the servicing connection will be the Owners responsibility and any damage during the construction to landscape, park features, trees and play equipment's etc. shall be replaced by the owner;
4. For the ability to utilize the park for the Sanitary and Storm infrastructure, the Owner shall pay an additional amount, to be determined, over and above the cash in lieu of parkland to the satisfaction of Norfolk County;
5. Block 9 of the Draft Plan of subdivision (Attachment E) will be conveyed to the county for emergency maintenance access to and from the subject lands.

Banstead and Ewell St Road Widths: Norfolk County's Official Plan Section 8.2.2 f) recognizes that minimum right-of-way widths are provided for each classification of road. The policy also states that the County will considered alternative development standards. This section specifically recognizes that in existing developed areas, the reconstruction of roads to the standards required in the Official Plan may be economically or physically infeasible. This section also states that it will be necessary to find a realistic balance between the standards and the existing conditions. In the case of Ewell Street, the street has already been created at 15.24 m wide (as opposed to the standard 20 m) through Registered Plan 216. The lands to the north and south of the existing Ewell Street are owned by third parties, and therefore expropriation would be required to widen the existing Ewell Street to the full standard 20 m.

It is Staff's understanding that the Owner of the proposed development do not have any plan to purchase the Haldimand & Norfolk Housing Corporation lands to the east. The road widening is not economically or physically feasible, and therefore it is proposed to maintain Ewell Street at the 15.24 m width as created in Reg. Plan 216. However, the

new Banstead extension within the proposed subdivision will be as per County standards with 20 metres of Right of Way.

Planning Considerations:

It is staff's opinion that the proposed application meets the intent of both the Planning Act and the PPS on the basis that it encourages growth and development in the settlement areas and supports appropriate range and mix of housing options and densities to meet projected market-based housing needs.

The subject lands are designated as 'Urban Residential.' Reflecting the Official Plan-Housing policies, the proposed 30-units development will contribute to the County's 25% target for infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services.

As per County's Official Plan policies related to compatibility with surrounding lands and developments, the westerly end of Ewell Street will be kept as a block for future extension to potential future developments to the westerly lands. This will avoid any land-lock situation for the westerly lands with access from both Harvest Lane and Ewell Street.

In summary, it is the professional opinion of the staff that the proposed zoning change conforms to the Official Plan.

Zoning By-Law 1-Z-2014:

Existing Zoning: Development (D) Zone.

Proposed Zoning: Urban Residential Type 4 (R4) Zone

Uses permitted in the "Urban Residential Type 4 (R4) Zone" as outlined in the Zoning By-law 1-Z-2014, include Street Townhouse units as outlined in Attachment E.

A Special Provision will be required to allow the following zoning reliefs:

1. A reduced exterior side yard setback of 3 metres instead of the required 6 metres;
2. All Sight Triangles measured back from an intersection of two local roads shall be 7mX7m instead of 9mX9m. It is point worthy to mention that many municipalities allow a 5mX5m Sight Triangle on local roads;
3. A Stormwater Management Facility will be permitted in the OS Zone.

Staff also recommended a holding (H) provision to be in place until a development agreement is executed and registered on title, and servicing capacity is confirmed and allocated for the proposed development.

It is staff's opinion that the proposed zoning change appropriately addresses and contribute to local housing demand with appropriate built-form, compatible to the surrounding dwellings and meet intent and objectives of the Official Plan.

See Attachment D for a detailed review of the planning consideration and applicable policies.

Financial Services Comments:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC). Norfolk County would also receive Development Charges as per the most recent Development Charges By-law. This would be offset by increased costs as a result of Norfolk County assuming the subdivision infrastructure, amenities and operating costs. Accounting Services will work with Planning staff to administer the required security deposits of the potential development.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities";

Explanation: Development that results from applications under consideration can help contribute to a vibrant community through infill development and compatible built-form to meet the local housing need.

Conclusion:

In conclusion, the proposed Zoning By-law Amendment will result in increased density and intensification while contributing to the County's growing housing market. Through the policy analysis, it is identified that the Official Plan encourages residential growth within settlement areas that contribute to County's 25% intensification policies. Staff is satisfied with the revised draft plan of subdivision in principal with conditions to further review the technical details to the satisfaction of Norfolk County. The conditions also identified an appropriate mechanism for the County to be compensated for providing storm and sanitary connection over a portion of Lions Park. All cost of this servicing extension and any immediate repairs of existing park-features shall be borne by the Owner. As well as the conditions also include that the proposed road closures and conveyances of Banstead Street and Ewell Street shall be successfully completed by the Owner at his/her own cost.

In summary, it is staff's professional opinion that the proposed development meets the intent of the Official Plan, and is consistent with the PPS. Staff, therefore, recommends approval of this application as described in the report CD 22-099.

Attachment A contains the recommended Zoning By-law Amendment and Attachment B contains the conditions of the Draft Plan of Subdivision approval.

Attachment(s):

Attachment A - Recommended Zoning By-law Amendment
Attachment B - Conditions of the Draft Plan of Subdivision
Attachment C - Technical Comments
Attachment D - Planning Consideration and Applicable Policies
Attachment E - Draft Plan of Subdivision

Approval:

Approved By:
Brandon Sloan, BES, MCIP, RPP
General Manager
Community Development Division

Prepared By:
Mohammad Alam, MPL, MUD, MCIP, RPP
Principal Planner
Community Development Division



The Corporation of Norfolk County

By-Law 34-Z-2022

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Lots 27 to 37 and Lots 44 to 48, Plan 216, Urban Area of Delhi, Norfolk County.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended;

AND WHEREAS this By-Law conforms to the Norfolk County Official Plan.

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map A (attached to and forming part of this By-Law) in accordance with the following parts:

Part 1: from Urban Residential Type 1 *Zone* (R1-A) to Open Space *Zone* (OS) with special provision 14.1024 and with a holding (H) provision;

Part 2: from Urban Residential Type 1 *Zone* (R1-A) to Urban Residential Type 4 *Zone* (R4) with special provision 14.1024 and a holding (H) provision;

Part 3: from Development *Zone* (D) to Open Space *Zone* (OS) with special provision 14.1024 and with a holding (H) provision;

Part 4: from Development *Zone* (D) to Urban Residential Type 4 *Zone* (R4) with special provision 14.1024 and a holding (H) provision;

2. That Subsection 14 Special Provisions is hereby further amended by adding 14.1024 with the following provisions:

In lieu of the corresponding provisions in the Urban Residential Type 4 *Zone* (R4) *Zone*, the following shall apply:

- a) minimum *exterior side yard* – 3.0 metres;

In lieu of the corresponding provisions in the Open Space *Zone* (OS), a Stormwater Management Facility shall be permitted.

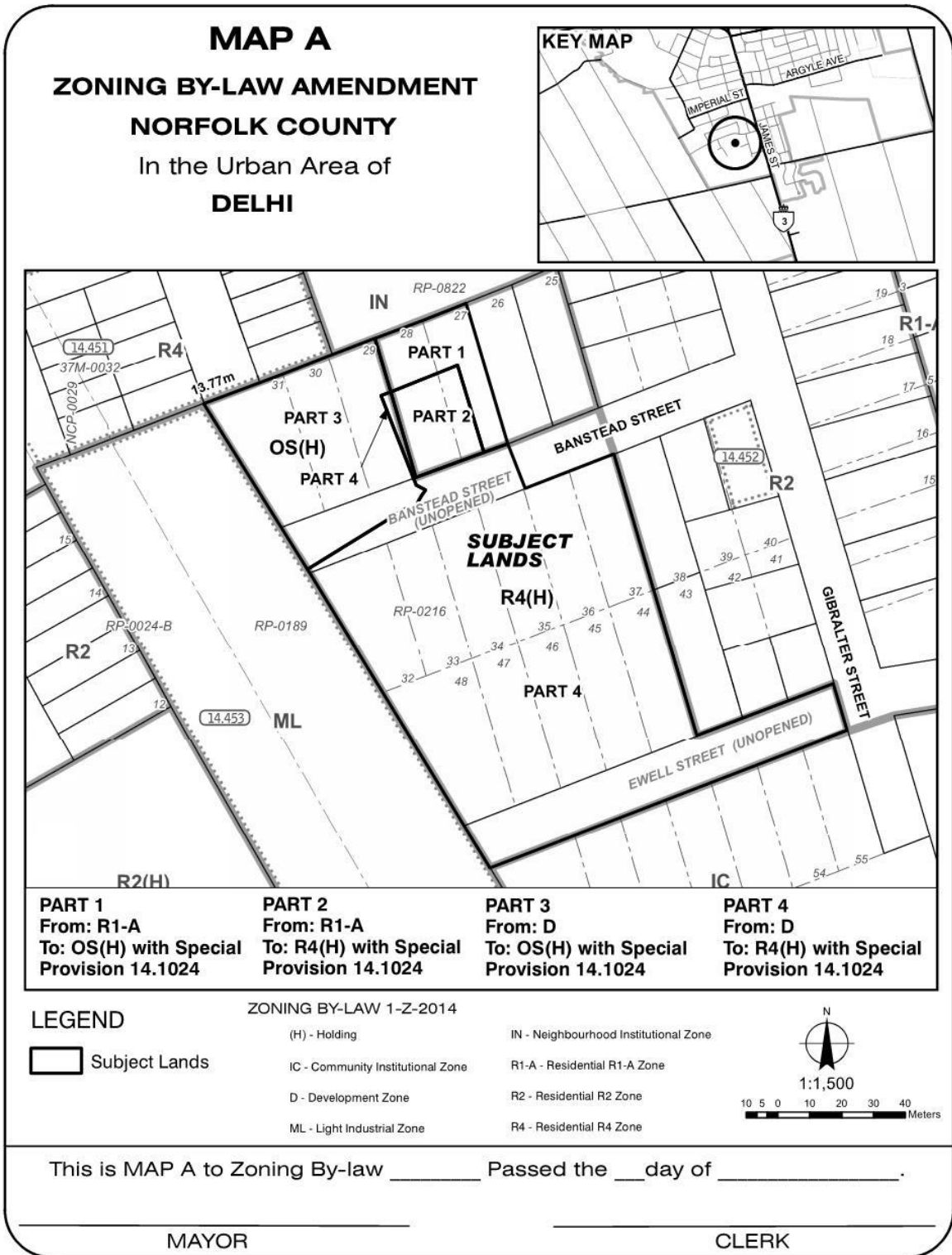
In lieu of the corresponding provisions of section 3.31.2, a sight triangle shall be measured back from an intersection a distance of 7 metres along the street lines.

3. That the Holding (H) provision of this By-Law shall be removed upon a successful completion of the following;
 - a) Confirmation and allocation of municipal water and sewer services to the satisfaction of Norfolk County.
 - b) Successful completion and execution of a subdivision agreement, registered on title.
4. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this 5th day of October, 2022.

Mayor

County Clerk



**Explanation of the Purpose and Effect of
By-Law 34-Z-2022**

This By-Law affects a parcel of land described as Lots 27 to 37 and Lots 44 to 48, Plan 216, Urban Area of Delhi, Norfolk County, located at 60 and 69 Banstead Street.

The purpose of this By-Law is to change the zoning on the subject lands from Urban Residential Type 1 *Zone* (R1-A) and Development *Zone* (D) to Urban Residential Type 4 *Zone* (R4) with special provision 14. 1024 and Open Space *Zone* (OS) as identified on Map A (attached to and forming part of this By-Law). The change would have the effect of allowing 30 *street townhouse dwelling* units and a stormwater management area identified as R4 *Zone* and OS *Zone* accordingly on Map A. A Special provision 14.1024 on R4 *Zone* shall permit reduced Exterior Side Yard Setbacks of 3.0 metres and reduced Sign Triangles of 7 m X 7 m.

The Holding “(H)” provision is being placed on the zoning on the subject lands to ensure the completion and execution of subdivision agreement registered on title. As well the holding will remain until water and sanitary servicing capacities are confirmed and allocated by the General Manager of Environment and Infrastructure Services or anyone designated by Norfolk County.

ATTACHMENT B

CONDITIONS FOR DRAFT PLAN OF SUBDIVISION

1. Pursuant to the provisions of Section 51 of the *Planning Act, R.S.O., 1990 c. P.13*, as amended, ("the *Planning Act*") the following conditions will apply for the development application 28TPL2021323.
2. THAT this approval applies to the proposed draft plan of subdivision legally described as Lots 27 to 37 and Lots 44 to 48, Plan 216, Urban Area of Delhi and municipally known as 60 and 69 Banstead Street, prepared by G. Douglas Vallee Limited and dated August, 2022, which includes the following:
 - a. Block 1-7 – to accommodate 30 Street Townhouse Units
 - b. Block 8 – Stormwater Management Facilities (0.31 Ha)
 - c. Block 9 – Servicing Block to be conveyed to the County (0.04 Ha)
 - d. Block 10 – Future Road Extension (0.05 Ha)
 - e. 0.3 metre Exterior Side Yard Reserve (Blocks to be determined) to be shown on a separate reference plan
3. AND FURTHER THAT draft plan of subdivision approval will expire on **December 31, 2025**, after which draft plan approval shall lapse pursuant to Section 51(32) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended. It is the Owners' responsibility to contact Norfolk County Planning if an extension of draft plan approval is required thirty (30) days prior to the expiry date.
4. AND FURTHER THAT the Owner covenants and agrees that the subject lands will not be developed, serviced, altered, disturbed or graded prior to the final plan approval except where a preservicing agreement is registered on title and except to the extent required for the purposes of the archeological assessment.
5. AND FURTHER THAT the following conditions apply to each phase of the development.

Development
agreement
coordination
not included

STUDIES, REPORTS AND ASSESSMENTS

6. AND FURTHER THAT the Owner covenants and agrees that all additional studies, reports and assessments be completed by a qualified professional, with findings and recommendations implemented prior to final plan approval. Please note that this may result in amendments to your draft plan approval and conditions which will require a redline development application, subsequent fees and processing time.

7. AND FURTHER THAT prior to final plan approval, the Owner shall complete the required **Functional Servicing Report**; carry out the recommendations and any necessary mitigation to the satisfaction of Norfolk County.
8. AND FURTHER THAT prior to final plan approval, the Owner shall complete the required **Geotechnical Investigation Report**; carry out the recommendations and any necessary mitigation to the satisfaction of Norfolk County's Chief Building Official.
9. AND FURTHER THAT prior to final plan approval, the Owner shall complete the required comprehensive **Stormwater Management Plan** and Report; carry out the recommendations and any necessary mitigation to the satisfaction of appropriate Ministry and Norfolk County.
10. AND FURTHER THAT the Owner shall demonstrate through the use of Norfolk County's **water distribution system model** that there is adequate water supply and pressure for potable water to accommodate the development, to the satisfaction of the Norfolk County.

Modeling done?
Costs?

LAND TRANSFERS, RESERVES AND EASEMENTS

11. AND FURTHER THAT the Owner shall provide a draft reference plan showing all transfers, temporary reserves, exterior side yard reserves, reserves and easements to the Agreement Administrator for acceptance.
12. AND FURTHER THAT at the time of registration, all transfers, reserves, easements and agreements shall be granted to Norfolk County, and the appropriate utilities and authorities to the satisfaction of the Agreement Administrator. Additional transfers, reserves and easements may be required subject to final servicing decisions. In the event of any conflict with existing facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements and in cooperation of the respective owners.
13. AND FURTHER THAT the Owner shall ensure all road allowances be constructed and dedicated as public highways on the final plan to the satisfaction of the Agreement Administrator.
14. AND FURTHER THAT the Owner shall fulfill the following conveyances, at the expense of the Owner and free from all encumbrances, to the satisfaction of the Agreement Administrator.
 - a. Convey Block(s) (to be determined through a reference plan) for 0.3 metre reserve along any open sides of road allowances and exterior side yard reserves;
 - b. Convey Block 8 for stormwater management facilities purpose;
 - c. Convey Block 9 for servicing and maintenance access purposes; and
 - d. Convey Block 10 for future road extension purpose;
15. AND FURTHER THAT the Owner agrees that a Transfer will be registered on title between the Owner and Norfolk County for the sale of the portions of Banstead Street and Ewell Street (Through a **road closure application process**) at the Council approved selling price before the final approval of the subdivision to the satisfaction of Realty Services.

Coordination
with OLS

Need fees for
road closure
process

PARKLAND, TREE PLANTING, TRAILS AND WALKWAYS

16. AND FURTHER THAT the Owner provides **cash in lieu of parkland** to Norfolk County in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, and By-Law 2016-126 to the satisfaction of Norfolk County Community and Emergency Services.

Need Appraisal

17. AND FURTHER THAT the Owner shall prepare and implement a **Tree Protection Plan**, prepared by a Registered OALA to the satisfaction and with the cooperation of the Norfolk County Community and Emergency Services.

Need OALA

18. AND FURTHER THAT the Owner shall prepare and implement **Vegetation Management Plan** showing which trees on the site are proposed for removal, which trees will be retained and how the retained trees will be protected during development specifically the trees along the trail corridor to the satisfaction and with the cooperation of the Norfolk County Community and Emergency Services.

Who does this?

19. AND FURTHER THAT the Owner shall prepare and implement a **Landscape Plan and Tree Planting Plan** which includes at a minimum one tree per lot/unit, and includes tree planting along the frontages to County roadways, prepared to the satisfaction of Norfolk County Community and Emergency Services.

Need OLAL

20. AND FURTHER THAT the Owner provides a payment to Norfolk County, in accordance with Norfolk County's User Fee By-Law, for the planting of 50 mm caliper sized trees, where such trees are proposed to be planted within the County's right of way.

21. AND FURTHER THAT the Owner shall, at its own expense, complete a line of fencing (type of fencing to be identified) be established along the perimeter of the developed area adjacent to any stormwater facility to the satisfaction of Norfolk County.

22. AND FURTHER THAT the Owner shall agree to include in the Agreement the recommendations and specifications from the Norfolk County Design Criteria as it relates to trails and walkways to the satisfaction of Norfolk County Community and Emergency Services.

Walkway design

23. AND FURTHER THAT the Owner shall agree to design and construct a privacy fence or a chain link fence (1.2 metres high) or equivalent, as may be required along the lot lines of all residential Lots and/or Blocks abutting trails, walkways, school sites, existing mixed use/commercial and industrial lands, municipal servicing facilities and designated significant natural heritage features, to the satisfaction of the Norfolk County Community and Emergency Services.

FIRE AND EMERGENCY SERVICES

24. AND FURTHER THAT that Owner shall agree to provide adequate fire protection measures and the installation of fire hydrants, to the satisfaction of the Fire Chief for Norfolk County.

Water modeling?
Cost? done?

AND FURTHER THAT the Owner shall agree that prior to final plan approval and registration of the plan in whole, or in part, that a fire flow testing report with recommendations regarding servicing of the development to achieve adequate water flow rates and pressures in the water mains for fire protection be prepared and implemented to the satisfaction of Development Engineering and the Fire Chief of Norfolk County.

Same as above?

26. AND FURTHER THAT the Owner shall identify temporary turning circles at all dead ends and cul-de-sacs on roads to facilitate the safe turnaround of Norfolk County emergency services vehicles, to current design standards and to the satisfaction of Development Engineering and the Fire Chief of Norfolk County.

ACCESSIBILITY

27. AND FURTHER THAT that Owner shall agree to provide sidewalks that are equipped with curb cuts and tactical walking surface indicators at all curb ramp pedestrian crossings to the satisfaction of Norfolk County.

DEVELOPMENT ENGINEERING

28. AND FURTHER THAT the Owner shall agree to design and construct the Sanitary and Storm infrastructure that utilizes Delhi Lions Park at no cost to and to the satisfaction of Norfolk County Operations Division and Engineering & Infrastructure Services Division.

Additional design

29. AND FURTHER THAT the Owner shall agree to make payment in consideration for the ability to utilize the park for the Sanitary and Storm infrastructure in the amount that is at least equal to 100% of the cost to install a sanitary pump station over an above the cash in lieu of parkland to the satisfaction of Norfolk County Operations Division and Engineering & Infrastructure Services Division.

Effort to negotiate with Norfolk.

30. AND FURTHER THAT the Owner shall agree, prior to final plan approval, to confirm that water and sanitary sewage capacity remains available for the development proposed within this draft plan of subdivision/condominium or any phase thereof.

31. AND FURTHER THAT the Owner understands and accepts that Norfolk County is under no obligation to provide final plan approval for this development until it has been determined if servicing has been committed. The application for draft plan of approval expiry date extension does not guarantee commitment by Norfolk County to extend of water and wastewater servicing allocations for the development. Consideration of draft plan extensions are subject to any servicing allocation policies and procedures.

32. AND FURTHER THAT the Owner shall agree, prior to final plan approval, to complete the engineering design of the water, wastewater and transportation infrastructure on external works to the satisfaction of Norfolk County. In addition, the Owner shall further agree to construct the accepted works required by this development, to the satisfaction of the Norfolk County.

33. AND FURTHER THAT the Owner shall agree to obtain a road occupancy permit from Norfolk County prior to the commencement of any servicing or other works within any County road right-of-way.

34. AND FURTHER THAT the Owner shall agree, prior to any site alteration, to provide a copy of the Environmental Compliance Approval from the appropriate Ministry relating to the municipal water, sanitary and storm systems for the whole development or phase thereof and further that the Owner acknowledges that all requirements of the Class EA are to be completed in order to qualify for exemption from the Class EA process.

Fee for MECP approvals

35. AND FURTHER THAT the Owner shall agree, prior to any site alteration, to provide a copy of the Environmental Compliance Approval from the appropriate Ministry relating to the municipal water and sanitary systems for the whole development or phase thereof.
36. AND FURTHER THAT the Owner shall agree to prepare engineering design drawings, including, but not limited to the general plan of services, grading, drainage, sediment and erosion control, **pumping station design**, plan and profile design drawings to the satisfaction of Norfolk County, as may be required for the subject lands in accordance with the most recent Norfolk County Design Criteria and the recommendations of the studies, reports and assessments. In addition, the Owner shall further agree at the Owners expense, to construct the accepted works, to the satisfaction of Norfolk County.
37. AND FURTHER THAT the Owner shall agree that during construction of the development, the stormwater management facilities and access road, that all maintenance activities will be the responsibility of the Owner. Erosion and sediment control for the construction of the stormwater management facilities shall be in accordance with the engineering drawings that have been accepted by Norfolk County.
38. AND FURTHER THAT the Owner shall agree that prior to the assumption of the stormwater management facilities by Norfolk County it is the Owner's responsibility to provide record drawings of the facility that includes the existing permanent pool volume, inlet and outlet structure inverts, maintenance access and drying area. The Owner further acknowledges that calculating the permanent pool volume can be determined by a bathymetric survey, which will validate how much sediment has accumulated over time.
39. AND FURTHER THAT the Owner shall agree that they will be responsible for the clean out of the sediment forebay which will involve removing all sediment and returning the forebay to its original design condition in conformance with the Ministry's Environmental Compliance Approval. Removal of the sediment is subject to the requirements of the *Environmental Assessment Act, R.S.O. 1990, c. E. 18*.
40. AND FURTHER THAT the Owner shall agree that Ewell Street and Banstead Street be constructed to connect with the existing Gibraltar Street to the satisfaction of Norfolk County.
41. AND FURTHER THAT the Owner shall agree to provide Norfolk County with all inspection and maintenance records developed according to the Environmental Compliance Approval from the appropriate Ministry prior to assumption.
42. AND FURTHER THAT the Owner acknowledges and shall comply with the recommendations and procedures outlined in "Guidelines on surface runoff due to Erosion and Sediment Control for Urban Construction Site" (OMNR 1987).
43. AND FURTHER THAT the Owner shall agree that best efforts will be made to not disturb or disrupt existing residents and businesses. In addition, the Owner shall also agree to undertake works and pay all costs related to the restoration of any roads related to any damage that might occur from construction traffic.
44. AND FURTHER THAT the Owner shall agree to install sidewalks to the satisfaction of Norfolk County.
45. AND FURTHER THAT the Owner shall agree to prepare engineering as-constructed drawings, to the satisfaction of Norfolk County in accordance with the most recent Norfolk County Design Criteria.

Cost estimate for pumping station.

What is this?

BUILDING

- 46. AND FURTHER THAT the Owner shall prepare and ensure that a comprehensive erosion and sediment control plan is in place and that fencing or other suitable barriers have been installed prior to site alteration and initiating of any grading or construction to prevent the unauthorized dumping of fill and to minimize erosion. The fencing or other suitable barriers should be kept in place until all grading and construction on lands and roadways have been completed.
- 47. AND FURTHER THAT the Owner shall ensure that the recommendations of the Geotechnical Investigation Report are implemented to the satisfaction of the Norfolk County’s Chief Building Official.

PLANNING

- 48. AND FURTHER THAT the Owner shall provide documentation that the proposed lots and units are in conformity with the provisions and requirements of Zoning By-Law 1-Z-2014, as amended, and certified by an Ontario Land Surveyor.
- 49. AND FURTHER THAT the Owner agrees that where a holding (“H”) symbol appears on the zoning schedule, that Norfolk County shall only consider removal of the “H” symbol upon satisfaction that municipal water service is available and can be allocated and municipal sewer capacity is confirmed to be available, and that all sanitary sewer and water main systems have been constructed and installed in accordance with the development agreement and connected to existing facilities that are in operation.
- 50. AND FURTHER THAT the Owner shall agree that prior to offering any of the residential lots for purchase, to place a “Display Map” where possible, in a place visible to the public, which indicates the accepted location of all: sidewalks, trails, walkways, parks, schools, commercial lands, open space areas, environmental protection areas, watercourses, stormwater management facilities, community mailboxes, and surrounding land uses and to provide Norfolk County Planning with an electronic version of said map. The map must be in conformance with our current by-law to regulate Awnings, Canopies, Signs and Other Advertising Devices within Norfolk County.

Extra fee to coordinate this.

- 51. AND FURTHER THAT the Owner shall receive approval from Norfolk County Geographic Information Systems for any street name and subsequent civic addressing included within the development.
AND FURTHER THAT the Owner agrees to satisfy all requirements, financial, and otherwise, of Norfolk County concerning installation, upgrading, maintenance, provision and dedication of roads, sidewalks, municipal water, sanitary sewer services including a sewage pumping station, utilities, stormwater facilities, street lighting, fencing, fire hydrants, etc. relating to the development.

Extra fee to coordinate this.

- 53. AND FURTHER THAT the Owner agrees to ensure payment of municipal taxes, development charges and any applicable capital charges.

- 54. AND FURTHER THAT the Owner agrees to provide a **landscape plan for the storm water management** blocks and agrees to implement the plan including all earthwork, topsoil, seeding, plantings, walkways and fencing to the satisfaction of the satisfaction of Norfolk County.

Need OALA

55. AND FURTHER THAT the Owner agrees to replace/re-install/reconstruct any trees, park features, furniture, play equipment, landscaping, sodded area from Lions Park due to any servicing extension/upgrade at the Owner's expense to the satisfaction of Norfolk County.

Additional topo through the park.

56. AND FURTHER THAT the Owner agrees to successfully complete the proposed road closure of a portion of Banstead Street and Ewell Street to the satisfaction of Norfolk county Realty Services Department before the final approval of the subdivision.

Extra fee for road closure.

LONG POINT REGION CONSERVATION AUTHORITY

57. AND FURTHER THAT the Owner shall agree to design and construct a legal and adequate Stormwater outlet as appropriate at the Owner's expense to the satisfaction of Norfolk County Development Engineering.

58. AND FURTHER THAT prior to final plan approval, the Owner shall complete, submit and carry out the recommendations and any necessary mitigation to the satisfaction of the Long Point Region Conservation Authority from the following reports and plans:

a. A detailed Stormwater Management Plan and report including:

i. Design of the facility and report;

ii. Water balance study;

iii. Legal and adequate outlet for stormwater;

b. A detailed Erosion Control Plan;

c. A detailed Grading Plan;

d. A detailed Geotechnical Investigation Report and assessment for slope hazards;

e. An Environmental Impact Study.

Extra fee for water balance.

Need consultant. Why is this required?

59. AND FURTHER THAT the Owner shall, prior to any site alteration, apply for any permits required under the *Conservation Authorities Act, R.S.O. 1990, c. C.27*, shall be obtained from the Long Point Region Conservation Authority.

UTILITIES

60. AND FURTHER THAT the Owner shall consider locating locate all utilities (telephone lines, local power, other cable services) underground and is encouraged to explore the provision of fibre optic cable or enhanced telecommunication technologies.

Fee required for utility coordination.

61. AND FURTHER THAT the Owner shall contact and enter into an agreement with the appropriate service providers for the installation of utility services for the Lands.

62. AND FURTHER THAT the Owner shall to provide a suitable location for a temporary community mailbox until curbs, sidewalks and final grading are completed at the permanent community mail box locations.

Canada Post

63. AND FURTHER THAT the developer will consult with **Canada Post** to determine a suitable temporary and/or permanent location for the community mailboxes, concrete base pads, walkways and curb depressions and to identify these structures on the General Plan of All Services.

64. AND FURTHER THAT the Owner shall provide a letter to the Agreement Administrator from Canada Post indicating their requirements have been satisfied.

OFFERS OF PURCHASE AND SALE AGREEMENTS

65. AND FURTHER THAT the Owner shall agree to include a clause within the Agreement that all Offers of Purchase and Sale Agreements for all lots within Block 1-7 will include a clause advising prospective purchasers that lot grading shall be maintained according to the Master Grading Plan and alterations shall require approval Norfolk County’s Chief Building Official Division.

FINAL PLAN APPROVAL

Fees for clearance of conditions and coordination of agreement.
Multiple submissions?

66. AND FURTHER THAT the Owner agrees that the final plans will be preapproved by Registry Office and the Agreement Administrator prior to execution and deposit.

67. AND FURTHER THAT the Owner agrees to enter into an Agreement, and any subsequent amending or supplementary Agreements thereto, and that the Agreements shall be registered on title to the subject lands, all at the Owner’s expense.

68. AND FURTHER THAT the Owner agrees to postpone any charges and/or mortgages to the County’s Agreement, and that the Postponement of Interest shall be registered on title to the subject lands, all at the Owner’s expense.

69. AND FURTHER THAT the Owner agrees that prior to final plan approval; the Agreement Administrator is to be advised in writing how all conditions have been met with the submission of a comprehensive package that includes written approvals written acceptances, final reports and documentation to detail how each condition has been satisfied.

70. AND FURTHER THAT the Owner shall advise in writing how conditions 1 to 70 have been satisfied at least twenty one (21) days prior to the final plan approval of the development.

71. AND FURTHER THAT the Owner agrees that if there are violations of any draft plan conditions of approval for the development that the draft plan approval becomes null and void.

NOTES TO DRAFT PLAN APPROVAL

That an application for draft plan of approval expiry date extension could result in a review of the draft plan and conditions of approval which may result in a redline development application requirement.

That the development must be in compliance with Norfolk County’s Design Criteria, as amended from time to time.

That all development approvals provided can be superseded with the introduction of new design standards, technical requirements, policy guidelines, legislation and regulations. If a proposal does not meet the minimum design standards, technical requirements, policy guidelines, legislation and regulations in force and effect, a redline revision to the draft plan and additions, removal or modifications to these draft plan conditions may be required.

Attachment C

Technical Comments

Finance – Reviewed

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC). Norfolk County would also receive Development Charges as per the most recent Development Charges By-law. This would be offset by increased costs as a result of Norfolk County assuming the subdivision infrastructure, amenities and operating costs. Accounting Services will work with Planning staff to administer the required security deposits of the potential development.

Economic Development – Reviewed

Economic Development doesn't have comments for this application.

Agreement Coordinator – Reviewed

I suggest that a Holding (H) Provision be added to the lands and remain in place until either the preservicing agreement or the subdivision agreement has been executed and registered on title.

28TPL2021323

During the draft plan of subdivision application, conditions will be incorporated into your planning report including a condition to register a subdivision agreement on title. Your draft plan conditions will need to be fulfilled prior to registration of this agreement. If it is determined appropriate, a condition of the development of land, will be the requirement for a cash-in-lieu of parkland payment. This payment is determined from a land appraisal (preconstruction) prepared for the Owner at its expense.

As you are aware, performance securities for public works infrastructure, landscaping and as constructed drawings will be required. The County will hold your performance securities to ensure that the development is completed in adherence with your approvals. Insurance coverage will be required to be kept in good standing until the securities have been released at the completion of your project. As well, if there are any charges or mortgage holders on your property they will be added to the agreement and will be required to postpone their interest on the property to the County's agreement.

Development Engineering – Reviewed

General Comments:

- The Draft Plan does not match Civil Set as submitted. In general, the Draft Plan should be used as a base plan for the engineered set. I would note that the Civil Set has the preferred treatment of the parcel fabric as it relates to the shaping of the ROW;
- Servicing through the adjacent “Delhi Lions Park” may not be acceptable by the county. Further consultation with additional departments will be required;
- The preference is not to have any infrastructure that will be owned\operated or maintained by the county within any easements on private property. If any infrastructure would need to be routed away from the future ROW, it should be conveyed to the county by in the form of blocks, sized not only by the minimum widths as described in the design criteria, but also provide adequate working space;
- The Unopen Road Allowance known as Ewell Street will require a widening to bring up to current county standards (20 m), this should be coordinated by the developer;

SWM and Storm Design

- An effort should be made to investigate the need for creating “master” storm plan for the lands that are in the same and\or adjacent watershed area. The county is wanting to minimize the number of SWM Facilities that need to be maintained by the county;
- Storm Pond location does not provide adequate access for future maintenance. The developer should review section 7.6.00 of the design criteria for minimum access size, location and construction details;
- Existing Storm Sewer will need to be investigated to prove that it is an adequate and legal outlet, to verify the concerns that are highlighted with in the ISMP;
- Oil Grit Separator as a Quality Control apparatus is not an accepted practice by the county. Development Engineering will need to have further discussion with the Roads\Engineering about the acceptance of this infrastructure. If this approach is found to be acceptable by the county, it should not be located within the county ROW, but contained with the SWM Block or other appropriate block that will be conveyed to the county with adequate working space and access;
- The proposed Rear Yard Storm Sewer and Catchbasin system not accept untreated water from the proposed road network. This is not acceptable and developer should consider alternate. Rear Yard Catchbasins should be avoided as also indicated in the design criteria;

Existing and Future Road

- The design and construction of the existing Banstead Street from intersection to the boundary of proposed subdivision to current county standards (20m ROW), to be paid by the developer. The design should include the connection or reconnection of servicing to the existing lots;
- The design, construction and the opening of the unopen road allowance known as Ewell Street to current county standards (20m ROW), to be paid by the developer. Servicing to the existing lots that front on to Ewell shall be included;
- Ewell Street should have temporary dead end treatment\crescent at the future intersection of Banstead Street;
- Ewell and Banstead Streets should have sidewalks on both sides of street to match existing sidewalk networks.
- All new right of ways to be dedicated to the county shall be constructed to current county standards (20m ROW).

Zoning Administrator – Reviewed

1. Block 7; The front lot line will need relief of the 6.0m front yard setback. The front lot line is the shortest lot line, but in our bylaw when there is a slight corner like that, it doesn't see that as the front lot line. (see illustrated example below) Therefore the front yard setback is at 4.7m here at Block 7

Block 4 and 5 at the other corners would be the same situation, but they will have a front yard setback of 6.0m here.



2. Block 5, unit 30...the green shaded area is over the parking spot. Is this the sight triangle area? If so, the parking spot is being compromised.
3. They mention future ADU's in these townhouse blocks (see illustration below), but I don't see where they accounted for parking for the ADU's on the site plan. Also in an R4 zone the maximum number of dwelling units in a townhouse dwelling is 8

(section 5.4.4) Therefore, Block 7 and Block 4 cannot support more than 8 dwelling units, this includes ADU's.

4. In order to have ADU's in any of the units, the towhouse units will need to be separate units with individual lot lines between the units, this current draft concept plan does not show them as all separte units.
5. Detailed parking and landscape area needs to meet section 4.0 of the parking bylaw. Zoning Table needs to include parking details.
6. Height of units (max 11m from grade to peak)

Building – Reviewed

The building department has reviewed the proposal and has the following notes/comments:

- a) Appendix C- Norfolk Official Plan Policy Compliance outlines in section 7.7.1 that “Accessory residential dwellings units are permitted and may be facilitated in the individual design of the units”. This statement is not reflected in the application documents and it would be important to include future ADU's at this stage especially with regard to zoning and development engineering comments.
- b) The building department has reviewed the subdivision with the assumption that the townhouses are designed under Part 9 Ontario Building Code due to the firewall design drawing that was provided on the FSR.

GIS – Reviewed

During our discussions for the Lands Monetization Project, it was noted that this park had potential to sever a couple lots fronting on Gibraltar Street (yellow area). Their drawing shows the proposed infrastructure would not be located within the potential severed area. It was ranked as a “Possible Quick Win” , but it has not been moved forward yet.

MNR gas well data shows two gas wells in the area, but note that the locational accuracy may not be very accurate. I think they should at least be made aware of these wells.

Parks and Recreation – Reviewed

We are not in favor of having an easement through the park for them to run sanitary and storm mains. Having this within the park could limit the county to any additional equipment planned for this area.

Long point Region Conservation Authority (LPRCA) – Reviewed

Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review the draft plan of subdivision for the Banstead Subdivision and can provide the following comments based on LPRCA's various plan review responsibilities for Norfolk County's consideration.

It is the Long Point Region Conservation Authority staffs' understanding that the submitted application is a proposed draft plan of a subdivision and a zoning by-law amendment in Delhi.

Delegated Responsibility from the Ministry of Natural Resources and Forestry, Section 3.1 of the Provincial Policy Statement, 2020

Conservation Authorities have been delegated responsibilities from the Minister of Natural Resources and Forestry to represent the provincial interests regarding natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020 (PPS). The overall intent of Section 3.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost or risk to Ontario's residents from natural or human-made hazards. As such, "development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

The application is subject to the following subsections of section 3.1 of the Provincial Policy Statement:

3.1.1 Development shall generally be direction, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- b) hazardous lands adjacent to river, stream and small inland lakes systems which are impacted by flooding hazards and/or erosion hazards

The subject lands are not subject to any natural hazards and I can advise that the proposed development is consistent with section 3.1 of the Provincial Policy Statement, 2020. The LPRCA has no objection to the concept of site development.

Ontario Regulation 178/06

The subject property is not regulated by the Ontario Regulation 178/06. Permits from this office are not required.

Stormwater Management

LPRCA will review the final stormwater management design using the 2003 MECP Stormwater Management Planning and Design Manual, MTO Drainage Manual, LID Stormwater Management Manual, and the Municipal SWM guidelines.

Based on the site and receiving watercourse, an enhanced level of treatment as per the 2003 MECP Stormwater Management Planning and Design Manual is required for the proposed development.

The LPRCA reviews 6 aspects of SWM. They are 1) Quantity, 2) Quality, 3) Major flows, 4) Minor Flows, 5) Erosion and Sediment Control, 6) Outlet Erosion Control. LPRCA staff have reviewed the SWM and have the following comments.

The 36.7% imperviousness is unlikely to reflect the long-term site conditions. Overtime additions, sheds, driveway widening, decks, and patios all increase the impervious lot coverage. Allowance for anticipated increase to imperviousness needs to be provided.

The erosion and sediment control planning during construction needs to be indicated on the detailed design drawings. These measures are to be removed after vegetation is re-established. Lastly, inspection and cleanout responsibilities are required.

LPRCA – Second Submission – Reviewed

Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review the application 28TPL2021323 & ZNPL2021324 and can provide the following comments based on LPRCA's various plan review responsibilities for Norfolk County's consideration.

Delegated Responsibility from the Ministry of Natural Resources and Forestry, Section 3.1 of the Provincial Policy Statement, 2020

Staff can advise that the proposed severance application is consistent with section 3.1 of the Provincial Policy Statement, 2020. The LPRCA has no objection to the concept of this application.

Ontario Regulation 178/06

For the applicant's information, the subject property is not regulated under Ontario Regulation 178/06.

LPRCA and Norfolk County's Memorandum of Understanding for Plan Review Services

Based on LPRCA and Norfolk County's Memorandum of Understanding for Plan Review Services, LPRCA staff can provide the following comments with regard to Stormwater Management:

Stormwater Management

Staff have reviewed the storm water management concept described in the Functional Servicing Report, August 2022 and have the following comments:

1. It is noted this development takes place in a region with a highly vulnerable aquifer and is an area of significant recharge.
2. Major flow system needs to be clearly outlined, it cannot drain onto private property. It appears major flow will accumulate from existing residential and drain between homes on private lots. Furthermore, the flow of a 100-year storm would likely damage homes conveying via swales. A pond overflow outlet needs to be accounted for.

3. Post development volumes, as well as flows need to be mitigated to predevelopment levels.
4. Functional Service report in Appendix B states a normal protection level is being met, where the LPRCA stated in comments following initial submission an enhanced level of quality protection (80% TSS removal) is necessary given the storm water outlet drains into a cold-water stream.
5. Run-off coefficients do not follow Norfolk county design criteria nor do they seem reasonable. LPRCA requires justification of these numbers prior for approval.
6. MOECC guidelines suggest a drawdown time of 24-48 hours for dry ponds.
7. ISMP Report for Norfolk county indicated a 5-year storm effecting Crosier St storm water sewer has a flood volume of 603,000 L. There are concerns surrounding this outlet as per comment 5. These coefficients should be conservative, considering use of SCS method and discharging to a system already experiencing flooding for a 5-year storm event. A 5-year design storm hydrograph should be provided routing the discharge to crosier street storm sewer to confirm flooding does not occur during a 5-year storm.
8. Pond design should show routed 100-year design storm hydrograph through pond. Pond design should accommodate a 100-year storm quantity for post development volume.

Bell Canada – Reviewed

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculation.

Canada Post – Reviewed

Thank you for contacting Canada Post regarding plans for a new development in Delhi. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs) for the townhouses, as well as
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance of 3 or more units, the developer must supply, install and maintain the mail delivery equipment panel within these buildings to Canada Post's specifications. Should the building be more than 100 units, then a mail room will be required.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see for any additional requirements for this developer should Canada Post need to install a Community Mailbox.

Additional Developer Requirements:

1. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
2. The developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.

3. The developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.
4. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied.
5. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications

Hydro One – Reviewed

We are in receipt of Application 28TPL2021323 dated November 25, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Attachment D

Planning Considerations and Applicable Policies

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development and
- (r) the promotion of built form that is well-designed.

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Consistency with the Provincial Policy Statement – 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The PPS 2020 promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1.3.1 related to Settlement Areas states that Settlement areas shall be the focus of growth and development. It further states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Planning Comments: The proposed development is an infill development with 30 townhouse units with a density of 41.67 units per hectare and compatible with surrounding development patterns.

Section 1.4.3, related to Housing policies, states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected

market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:

- all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Planning Comments: The proposed townhouse dwelling units will contribute to the neighbourhood's diverse range of housing options. The proposal is compact in form, potentially less expensive than standard size of single-detached or semi-detached dwellings in the neighbourhood and can be supported by existing municipal services. In addition, recreation facilities within close proximity will facilitate active transportation for the future residents.

In conclusion, it is the staff's opinion that the proposed application meets the intent of both the Planning Act and the PPS on the basis that it encourages growth and development in the settlement areas and supports appropriate range and mix of housing options and densities to meet projected market-based housing needs.

Conformity with the Official Plan

The proposed development is within the designated area of 'Urban Residential' in Norfolk County Official Plan. The 'Urban Residential' designation applies to the 'Urban Areas' of the County and is expected to continue to accommodate attractive neighbourhoods by providing a wide range of residential forms.

Section 5.3 related to Housing states that The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and wellbeing of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.

Planning Comments: The proposed development of 30 townhouse units will contribute to the County's 15% target for medium density developments.

Section 5.3.1 related to residential intensification states that urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs. Residential intensification policies include:

- infill development and residential development of vacant land or underutilized land in existing neighbourhoods will be encouraged;
- redevelopment shall include the replacement of existing residential uses with compatible new residential developments at a high density;
- the County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services;
- on lands designated Urban Residential and located outside of the Built-Up areas of Simcoe, Port Dover, Delhi, Waterford and Port Rowan, the minimum overall density of residential development shall be 15 units per hectare of developable land area;
- developable land shall not include Hazard Lands, Provincially Significant Wetlands and Significant Natural Areas;
- the existing water and sanitary sewer services can accommodate the additional development;
- the road network can accommodate the traffic generated;
- the proposed development shall be compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- the proposed development shall be consistent with the policies of the appropriate Land Use Designation associated with the land.

Planning Comments: The proposed development is a medium scale infill development with 30 townhouse units with an overall density of 41.67 units per hectare. The proposal is reviewed through the lens of the above-mentioned intensification policies. It is the Staff's opinion that the proposed development is consistent with the residential intensification policies.

Section 8.9.1 related to services in urban areas recommends that all development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems.

Planning Comments: It is expected that the propose development will be serviced municipally as per section 8.9.1 of the Official Plan. However, according to the County's existing policy, the allocation of services will only be confirmed and allocated upon availability during severance or building permit stage.

Section 5.4 of the Officials Plan provides direction on physical design in the context of new and existing development and stress a generally high quality of settlement design throughout the County.

The following provides a conformity check through the analysis of relevant Official Plan policies:

Applicable Policy	Policy Details	Planning Comments
Section 5.4 Community Design	Through the review of development applications, including plans of subdivision, and other development proposals, the County shall have the following policies:	
	i. shall promote efficient and cost-effective development design patterns that minimize land consumption;	Delhi is experiencing housing shortage due to lack of developable lands. The housing demand continues to grow for a wide range of housing types, including townhouses. The proposed development comprises with 30 townhouse units which is compatible and appropriate with surrounding residential developments.
	ii. shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;	A development agreement will ensure County standard of design, safety and efficiency.
	iii. shall encourage tree retention and tree replacement	Tree plantation and appropriate retention (if any) will be ensured through a development agreement.
	iv. Development design that establishes reverse lotting on Provincial Highways and County Roads will not be permitted.	There is no reverse lotting proposed for the development.
	v. The County may require the provision of certain pedestrian, cycling and	The County will ensure appropriate provision of sidewalks and connectivity

	trail linkages through the development approvals process.	through the implementation of Integrated Sustainable Master Plan (ISMP) during the detail design review.
	vi. The County shall encourage development design considering the principles of Crime Prevention Through Environmental Design (CPTED).	There will be no back lotting and all dwellings will face a County owned Right of Way with appropriate standards. Appropriate street lighting and fencing will be a condition of the approval.
	vii. The County shall encourage the design of sustainable neighbourhoods in keeping with Leadership in Energy and Environmental Design	The proposed development will adhere to Norfolk County standard and expected to exceed building code standards.

Section 9.6.4 of the Officials Plan provides direction on the criteria of the approval of draft plan of subdivision application.

The following provides a conformity check through the analysis of relevant Official Plan policies:

Applicable Policy	Policy Details	Planning Comments
Section 9.6.4 Draft Plan of Subdivision Approval	This section specifies the criteria for the approval of the Draft Plan of Subdivision. Relevant policies:	
	a) The provisions of the Planning Act relating to subdivision control, including subdivision agreements, shall be used by Council to ensure that the land use designations and policies of this plan are complied with and that a high standard of design is maintained in all development.	A Holding (H) provision is proposed on the subject lands to ensure the appropriate development agreement is executed and registered on title to ensure proper policies and standards are maintained.
	b) Prior to approval of an application for plan of subdivision, the County shall confirm the availability of adequate servicing infrastructure and allocation.	Development Engineering confirmed that there is currently adequate water and waste-water capacity available for the proposed

		development; However, as per current County's policies on servicing allocation, the final confirmation and allocation can only provided during the agreement process if available at that time.
	c) The review of plans of subdivision shall be based in part on the consideration of the community design policies included in Section 5.4 (Community Design).	The Community Design elements are incorporated in the conditions of the Draft Plan of Subdivision to ensure appropriate standards and provisions are implemented.
	d) All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard.	All lots shall have frontage on a public road. County standards will be ensured through a development agreement.
	f) All plans of subdivision shall be subject to a subdivision agreement between the County and the development proponent.	An appropriate development agreement will be registered on title for execution.
	g) Parkland dedication shall be provided pursuant to Section 9.10.5 (Parkland Dedication) of this Plan.	5% cash-in-lieu of the appraised value of lands will be required pursuant to Section 9.10.5 of the Official Plan.
	h) The County shall consult with the appropriate Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a subdivision.	Comments from LPRCA and other Agencies have been received, and conditions of the Draft Plan of Approval are prepared based on these comments.

Planning Comments: In summary, it is the professional opinion of the staff that the proposed zoning change conforms to the Official Plan.

Zoning By-Law 1-Z-2014:

Existing Zoning: The subject land is zoned as 'Development (D)' and 'Urban Residential Type 1 (R1-A)' in the Zoning By-Law Z-1-2014.

Permitted use in 'Development (D)' zone includes:

- a) *bunk house*
- b) *dwelling, single detached*
- c) *farm*, excluding the housing of *livestock, animal kennels* and feed lots, and excluding orchards
- d) *farm produce outlet*, accessory to a *farm*
- e) *home industry*
- f) *home occupation*
- g) seasonal storage of *recreational vehicles* and recreational equipment as a secondary use to a *farm*.

Permitted use in 'Urban Residential Type 1 (R1-A)' zone includes:

- a) *dwelling, single detached*
- b) *bed & breakfast*, subject to Subsection 3.4
- c) *home occupation*
- d) *accessory residential dwelling unit*, subject to Subsection 3.2.3.

Proposed Zoning: 'Urban Residential Type 4 (R4)' Zone to permit 30 townhouse units and 'Open Space (OS)' Zone to permit stormwater management facilities.

Uses permitted in the 'Urban Residential Type 4 (R4)' Zone as outlined in the Zoning By-law 1-Z-2014, include:

- a) *group townhouse*
- b) *stacked townhouse*
- c) *street townhouse*
- d) *semi-detached, duplex, tri-plex* and *four-plex dwellings* provided they are located on the same *lot* with, and in accordance with the *Zone* provisions of, *group townhouse*
- e) *home occupation*.

Uses permitted in the 'Open Space (OS) Zone' as outlined in the Zoning By-law 1-Z-2014, include:

- a) *campground*
- b) *dwelling, single detached*
- c) *dwelling unit* in any permitted non-residential building – maximum one (1)
- d) *fairground*
- e) *golf course*
- f) *golf driving range*

- g) home occupation
- h) park
- i) place of recreation ancillary to a golf course but excluding an arena
- j) place of sports and recreation.

A Special Provision will be required to allow the following zoning reliefs:







1. A reduced exterior side yard setback of 3 metres instead of the required 6 metres;
2. All Sight Triangles measured back from an intersection of two local roads shall be 7mX7m instead of 9mX9m. It is point worthy to mention that many municipalities allow a 5mX5m Sight Triangle on local roads;
3. A Stormwater Management Facility will be permitted in the OS zone.

The Holding “(H)” provision is being placed on the zoning on the subject lands to ensure the completion and execution of subdivision agreement registered on title. As well the holding will remain until water and sanitary servicing capacities are confirmed and allocated by the General Manager of Environment and Infrastructure Services or anyone designated by Norfolk County.

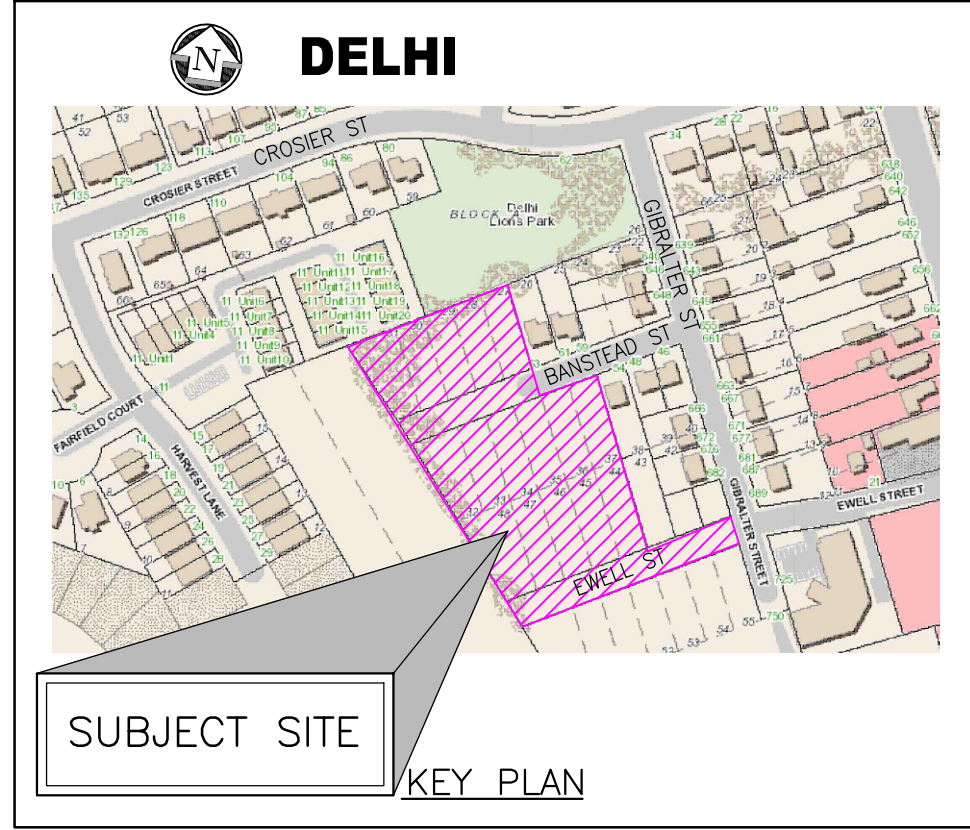
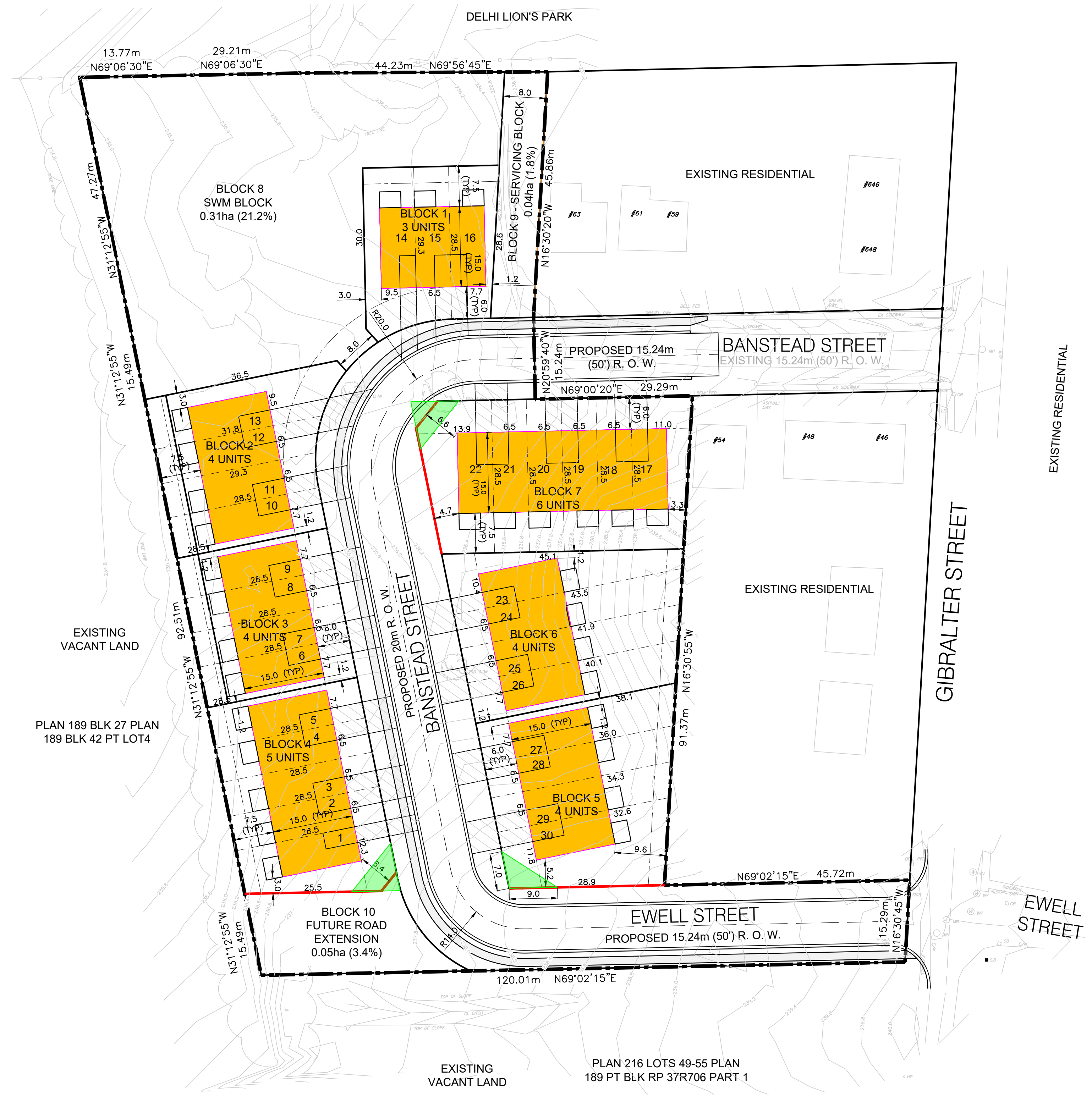
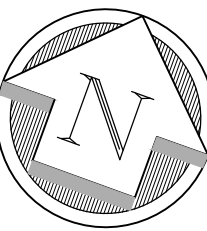
It is staff’s opinion that the proposed zoning change appropriately addresses and contribute to local housing demand with appropriate built-form, compatible to the surrounding dwellings and meet intent and objectives of the Official Plan.

LAND USE TABLE			
LOT OR BLOCK	PROPOSED LAND USE	AREA	UNITS
TOWNHOUSE BLOCK	TOWNHOUSES	0.72ha	30
ROAD	ROAD	0.42ha	
BLOCK 8	SWM BLOCK	0.31ha (20.8%)	
BLOCK 9	SERVICE BLOCK	0.04ha (2.7%)	
BLOCK 10	FUTURE ROAD EXTENSION	0.05ha (3.4%)	
TOTAL RESIDENTIAL AREA		0.72ha	
TOTAL		1.49 ha	30

LEGEND:

-  9m X 9m SITE TRIANGLE (UNLESS NOTED OTHERWISE)
-  0.3m RESERVE
-  CENTRELINE TURNING RADIUS
-  SETBACK LINE
-  PROPOSED 1.5m SIDEWALK
-  PROPOSED CURB AND GUTTER AS PER OPSD 600.040

ZONING TABLE				
URBAN RESIDENTIAL TYPE 4 ZONE (R4)				
PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.4.2	PERMITTED USES	STREET TOWNHOUSE	STREET TOWNHOUSE	
5.4.2 a)	MINIMUM LOT AREA			
	i) INTERIOR	156m ²	185m ²	
	ii) CORNER	264m ²	299m ²	
5.4.2 b)	MINIMUM LOT FRONTAGE			
	i) INTERIOR	6.5m	6.5m	
	ii) CORNER	11m	11.0m	
5.4.2 c)	MINIMUM FRONT YARD SETBACK	6m	6.0m	
5.4.2 d)	MINIMUM EXTERIOR SIDE YARD SETBACK	6m	3.0m	PROPOSED REDUCTION
5.4.2 e)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m	
5.4.2 f)	MINIMUM REAR YARD SETBACK	7.5m	7.5m	
5.4.2 g)	MINIMUM SEPARATION BETWEEN TOWNHOUSE DWELLINGS	2m	2.4m	
5.4.2 h)	MAXIMUM BUILDING HEIGHT	11m	11m MAX	BUILDING DESIGN TO BE COMPLETED AT A LATER STAGE
5.4.3	Notwithstanding the required side yard, on a mutual side lot line separating two (2) attached townhouse units, no interior side yard is required where the walls are joined, where the walls are not joined, a 1.2 metre side yard shall be required.			
5.4.4	No more than eight (8) dwelling units shall be located in a townhouse dwelling.			
3.6 DECKS AND PORCHES REQUIREMENTS				
3.6 a)	MINIMUM INTERIOR SIDE YARD DECK SETBACK	1.2m	1.2m	
3.6 c)	MINIMUM REAR YARD DECK SETBACK	3m	4.5m	
4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES				
	SINGLE AND SEMI-DETACHED DWELLING	2 SPACES PER UNIT	60	



DRAFT PLAN OF SUBDIVISION
OF
LOT 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 44, 45, 46, 47 AND 48
PART OF BANSTEAD STREET REGISTERED PLAN 216
TOWN OF
DELHI
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED: _____

ONTARIO LAND SURVEYOR

OWNER'S CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.

DATED: _____

OWNER: _____

OWNER: _____

OWNER: _____

- SECTION 51 (17) PLANNING ACT, R.S.O. 1990**
- THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR, SHOWN ON DRAWING
 - THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS; SHOWN ON DRAWING
 - ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART; SHOWN ON DRAWING
 - THE PURPOSE FOR WHICH THE PROPOSED ARE TO BE USED; BLOCK 1 THROUGH 7 ARE TO BE USED FOR STREET TOWNHOUSES
 - THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING
 - THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS; SHOWN ON DRAWING
 - NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING IF APPLICABLE.
 - THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES; A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - THE NATURE AND POROSITY OF THE SOIL; SOIL NATURE - SAND & LOAM; SOIL POROSITY - HIGH
 - EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
 - THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS; NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED.

DATE	REVISION

SUBDIVISION DRAFT PLAN

TOWN OF DELHI

DRAWN BY: KM	DESIGNED BY: ED	CHECKED BY: ED	SCALE 1:500
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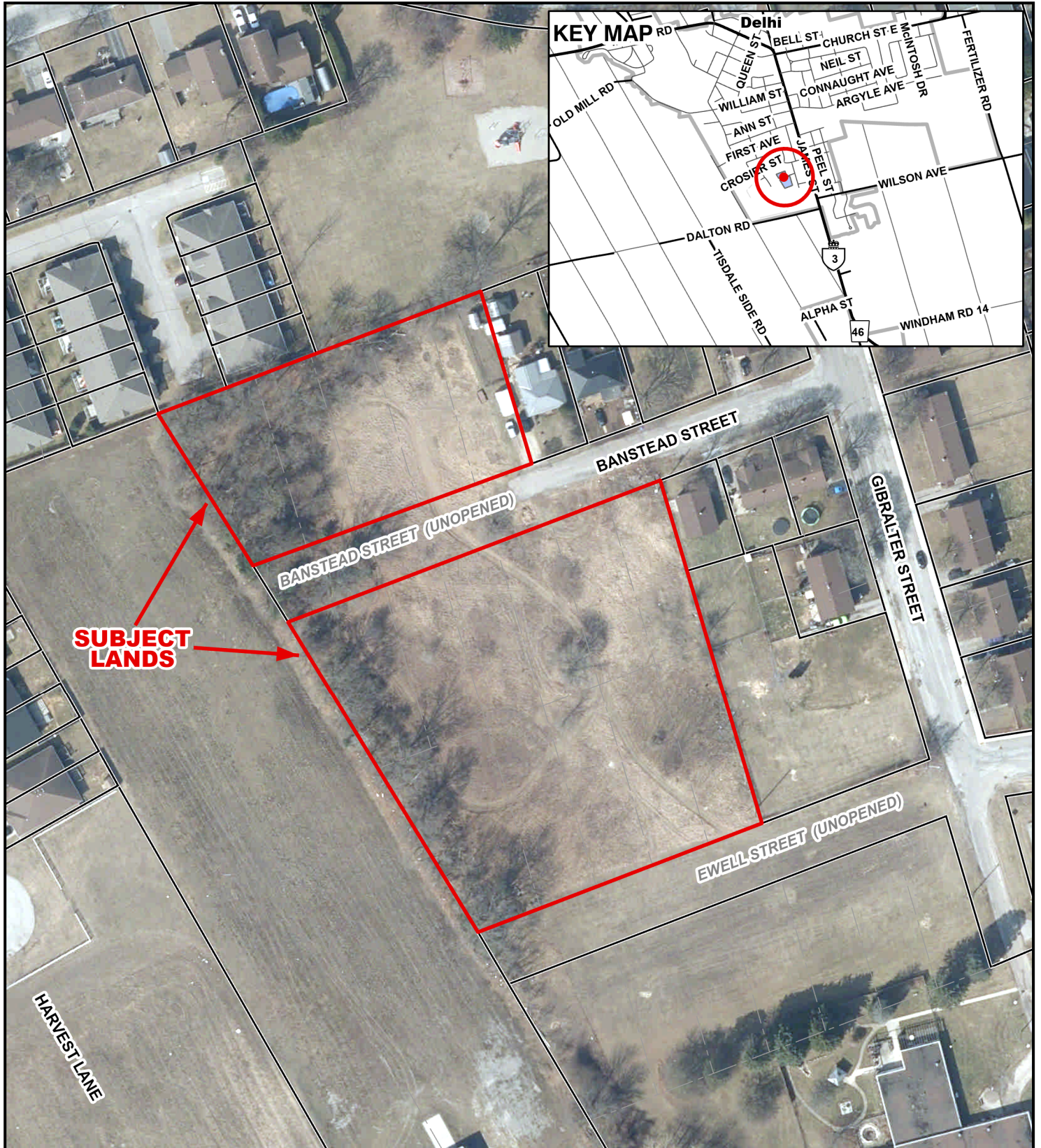
DATE
AUGUST 2022

DRAWING NO.
05-140-DP


G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

MAP A
CONTEXT MAP
Urban Area of DELHI

28TPL2026085

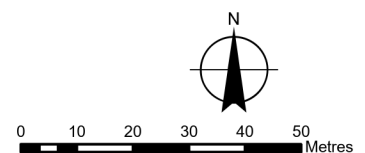


Legend

 Subject Lands

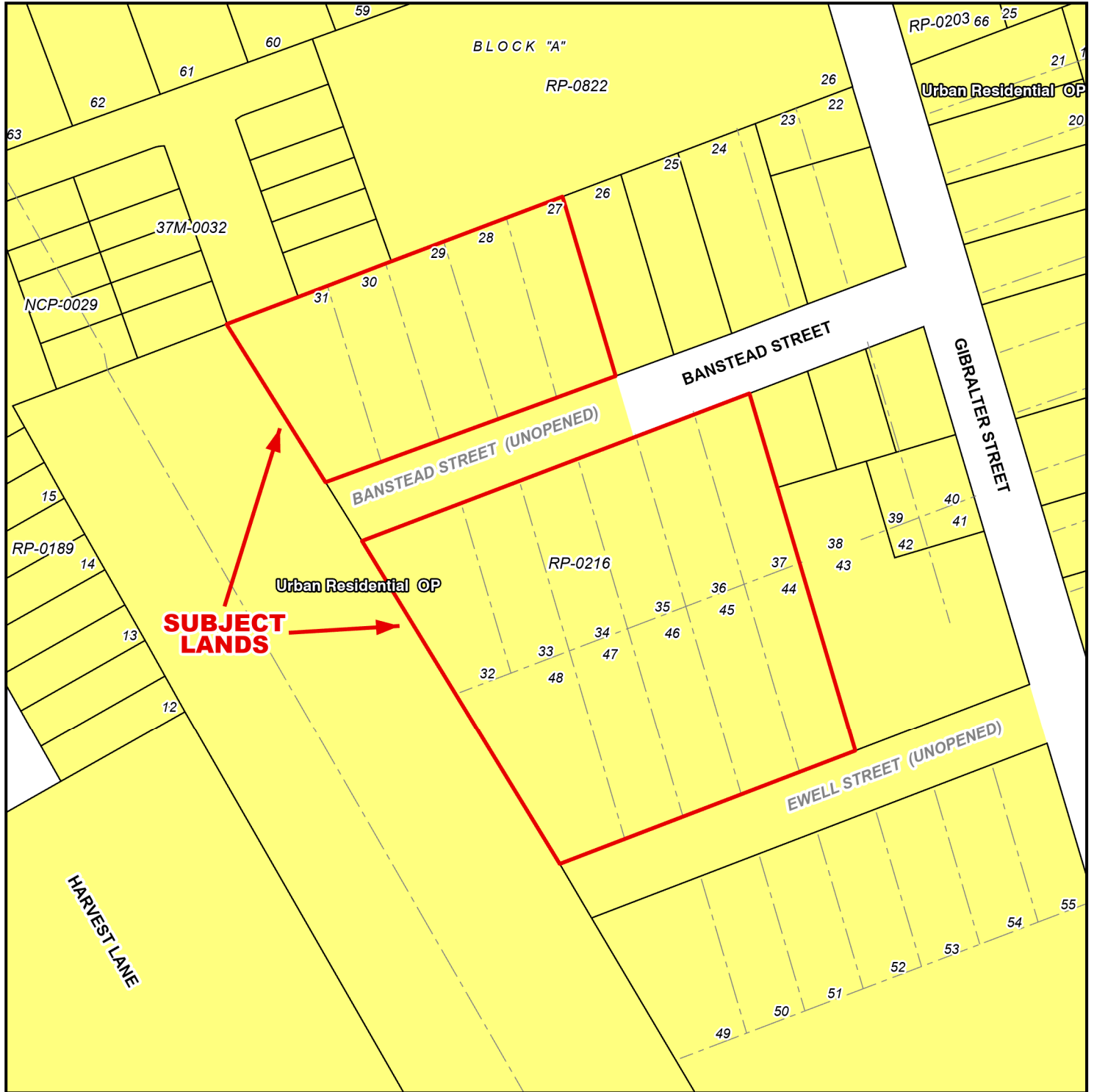
5/20/2026

2025 Air Photo



MAP B
OFFICIAL PLAN MAP
Urban Area of DELHI

28TPL2026085



Legend

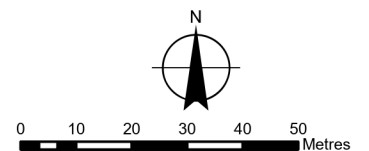
 Subject Lands

Official Plan Designations

 Urban Residential

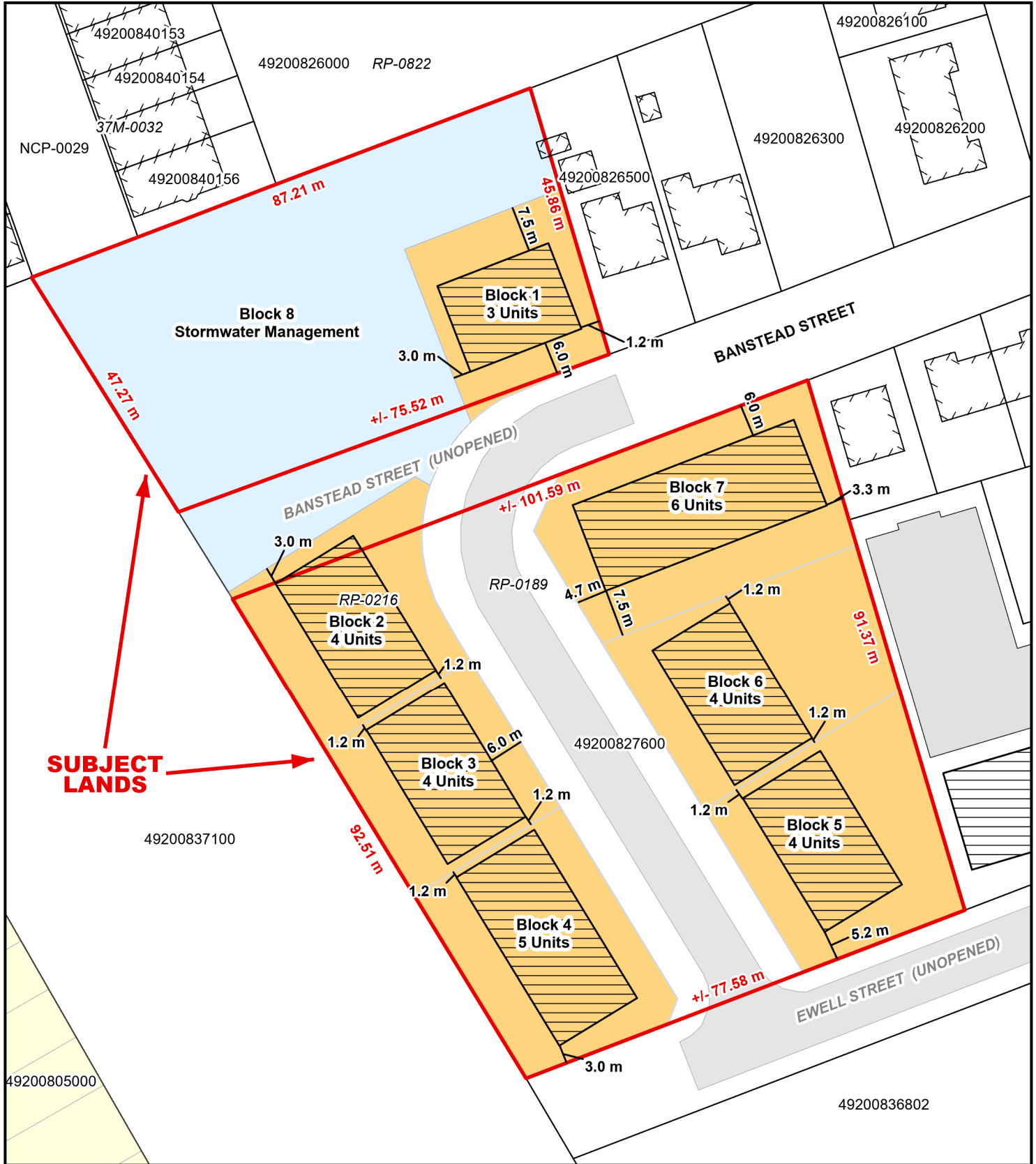
 Urban Area Boundary

5/20/2026



CONCEPTUAL PLAN

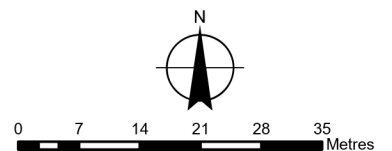
Urban Area of DELHI



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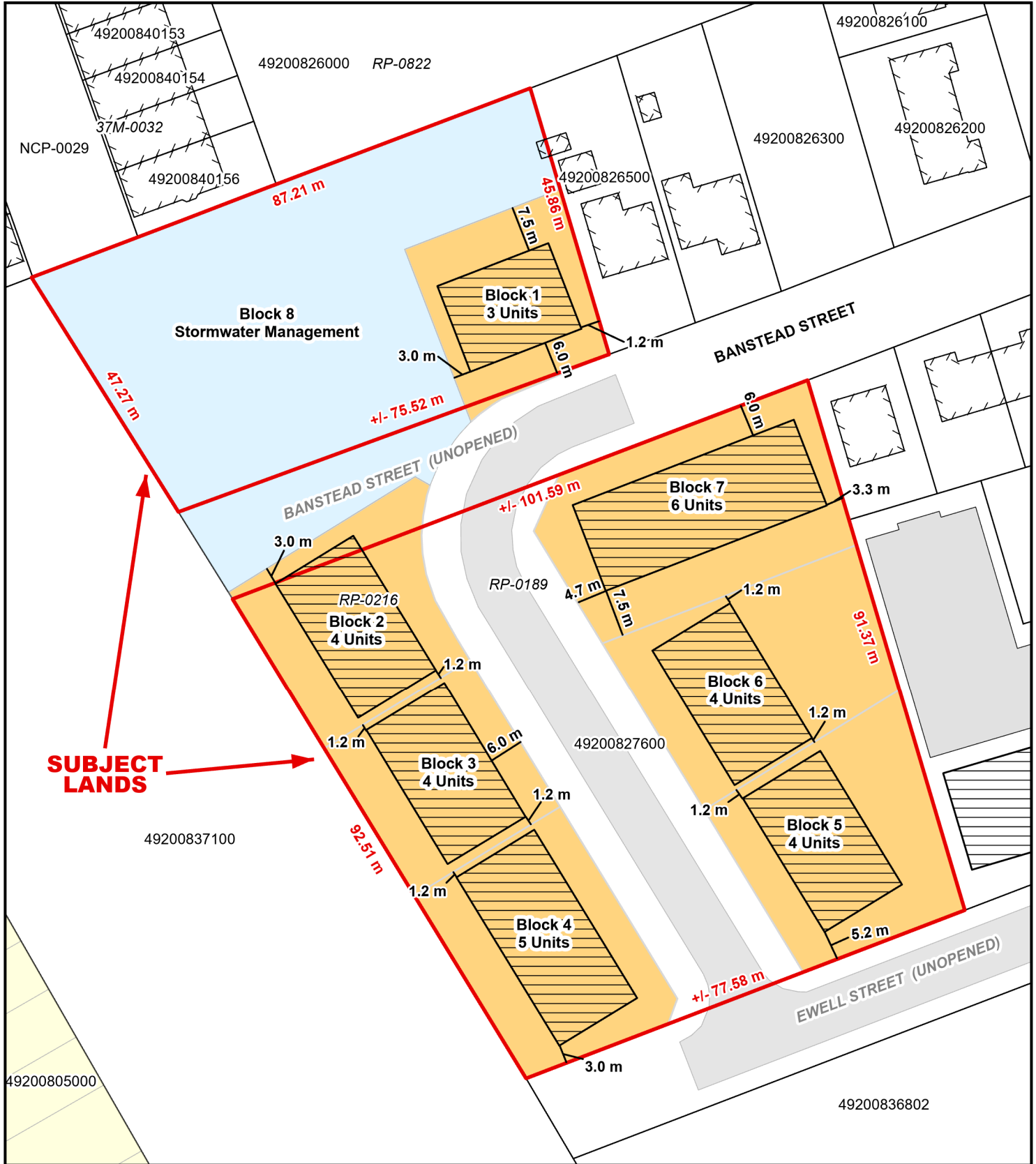
- Subject Lands
- Single Family Dwelling
- Multi Family Dwellings
- Park
- Storm Water Pond
- Other

5/20/2026



CONCEPTUAL PLAN

Urban Area of DELHI



Legend

- Subject Lands
- Park
- Single Family Dwelling
- Storm Water Pond
- Multi Family Dwellings
- Other

5/20/2026

